

1 BILL NO. X-83- 10-07

2 ANNEXATION ORDINANCE NO. X-

03-84

3 ANNEXATION ORDINANCE annexing certain territory  
4 commonly known as the Ranchwood Annexation Area  
5 to the City of Fort Wayne, Indiana and including  
6 same in Councilmanic District No. 2.

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
8 INDIANA:

9 SECTION 1. That the following described territory be and the  
10 same is hereby annexed to, and made a part of, the corporation of the  
11 City of Fort Wayne, Indiana, to-wit:

12 Parts of Section 29, Section 30 and Section 20, all in  
13 Township 31 North, Range 13 East, Allen County, Indiana,  
14 more particularly described as follows:

15 Commencing at the intersection of the North right-of-way  
16 line of Trier Road with the West right-of-way line of  
17 the Hobson Road; thence East along the North right-of-way  
18 line of the Trier Road to its intersection with the West  
19 right-of-way line of the Reed Road; thence North along the  
20 West right-of-way line of the Reed Road to its intersection  
21 with the North right-of-way line of State Road #37 (Stellhorn  
22 Road); thence West along the North right-of-way line of  
23 Stellhorn Road to the North-South Centerline of Section 20,  
24 Township 31 North, Range 13 East; thence South along said  
25 North-South centerline and the North-South Centerline of  
26 Section 29, to the South right-of-way line of Stellhorn Road;  
27 thence West along the South right-of-way line of Stellhorn Road  
28 to its intersection with the West right-of-way line of Hobson  
29 Road; thence South along the West right-of-way line of the  
30 Hobson Road to its intersection with the North right-of-way  
31 line of Trier Road, the place of beginning, containing  
32 approximately 320 acres, more or less

SECTION 2. That the City of Fort Wayne will furnish the above  
described territory within a period of one (1) year from effective date  
of annexation, planned services of a non-capital nature, including police  
protection, fire protection and street and road maintenance, in a manner  
which is equivalent in standard and scope to those non-capital services  
provided to areas within the City of Fort Wayne which have similar topography,  
patterns of land utilization and population density to the said described  
territory. The City of Fort Wayne will also provide services of a capital  
improvement nature, including street construction, street lighting, sewer  
facilities, water facilities and stormwater drainage facilities to the

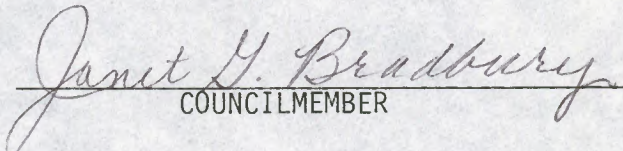


1 annexed territory within three (3) years of the effective date of annexation,  
2 in the same manner as such services are provided to areas already in the  
3 City of Fort Wayne with similar topography, pattern of land utilization  
4 and population density, and in a manner consistent with federal, state and  
5 local laws, procedures and planning criteria.

6 SECTION 3. That governmental and proprietary services will be  
7 provided to the above described territory in a manner consistent with the  
8 written Fiscal Plan for the territory developed by the Department of  
9 Community Development and Planning. Said Plan was examined by the Common  
10 Council of the City of Fort Wayne and is approved and adopted by the Common  
11 Council by and upon the passage of this Ordinance.

12 SECTION 4. That said described territory shall be a part of  
13 City Councilmanic Political Ward No. 2 of the City of Fort Wayne, Indiana,  
14 as described in Division I, Section 2-9 of Chapter 2 of the Municipal Code  
15 of the City of Fort Wayne, Indiana of 1974, as amended.

16 SECTION 5. That after its passage, due legal publication, any  
17 and all necessary approval by the Mayor and the required sixty (60) days  
18 remonstrance period, this ordinance shall be in full force and effect.

19  
20   
21 COUNCILMEMBER

22  
23 APPROVED AS TO FORM AND LEGALITY

24   
25  
26 BRUCE O. BOXBERGER, CITY ATTORNEY  
27  
28  
29  
30  
31  
32



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M., E.S.T.

DATE: \_\_\_\_\_

CITY CLERK

Read the third time in full and on motion by Redd,  
seconded by Henry, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>7</u>	<u>0</u>	_____	<u>2</u>	_____
BRADBURY	<u>✓</u>	_____	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____	_____
EISBART	<u>✓</u>	_____	_____	_____	_____
GIAQUINTA	<u>✓</u>	_____	_____	_____	_____
HENRY	<u>✓</u>	_____	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____	_____
SCHMIDT	_____	_____	_____	<u>✓</u>	_____
STIER	_____	_____	_____	<u>✓</u>	_____
TALARICO	<u>✓</u>	_____	_____	_____	_____

DATE: 9-25-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. X-03-84

on the 25th day of September, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. Clark  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 26th day of September, 1984,  
at the hour of 11:00 o'clock PM.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of September,  
1984, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



BILL NO. X-83-10-07

REPORT OF THE COMMITTEE ON ANNEXATION

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS REFERRED AN  
ORDINANCE ANNEXATION ORDINANCE anenxing certain territory commonly  
known as the Ranchwood Annexation Area to the City of Fort Wayne,  
Indiana and including same in Councilmanic District No. 2  
(RANCHWOOD)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

CHARLES B. REDD, CHAIRMAN

Charles B. Redd

JANET G. BRADBURY, VICE CHAIRWOMAN

Janet G. Bradbury

MARK E. GIAQUINTA

SAMUEL J. TALARICO

Samuel J. Talarico

PAUL M. BURNS

Paul M. Burns

CONCURRED IN

9-25-84  
SANDRA E. KENNEDY, CITY CLERK



TITLE OF ORDINANCE Ordinance for RanchwoodX-13-10-07DEPARTMENT REQUESTING ORDINANCE Community Development & Planning

SYNOPSIS OF ORDINANCE Ordinance annexes said territory to the City of Fort Wayne.  
The annexation area contains approximately 320 acres and is bounded on the south, west and  
partially on the north by the City. The basis for annexing this area is the provision of  
the state law that allows the annexation of an area if it is at least one-eighth (1/8)  
contiguous to the City and if it has at least one of the following three characteristics:

(1) the territory is zoned for commercial, business or industrial uses; or (2) at least three  
persons per acre; or (3) is at least sixth percent (60%) subdivided. This annexation is  
sixty-seven percent (67%) contiguous and has a population density of 6.6 persons per acre.  
In addition, the annexation meets another state law provision in that it is at least twenty-  
five percent (25%) contiguous and is needed and can be used by the City for its growth and  
development in the reasonably near future.

EFFECT OF PASSAGE Described territory will become part of the City. In addition,  
annexation will expand the City's tax base and will allow the City to keep pace with urban  
growth.

EFFECT OF NON-PASSAGE The area will not become part of the City.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) To be explained by the Fiscal  
Plan, which will be prepared by the Department of Community Development and Planning.

ASSIGNED TO COMMITTEE (J.N.) \_\_\_\_\_



# Memorandum

To Councilman Charles B. Redd

Date 9-25-84

From V.C. Seth, AICP, Director of Planning

Subject Ranchwood Annexation

## COPIES TO:

D. Schmidt  
T. Henry  
B. Eisbart  
M. GiaQuinta  
J. Stier  
J. Bradbury  
M. Burns  
S. Talarico

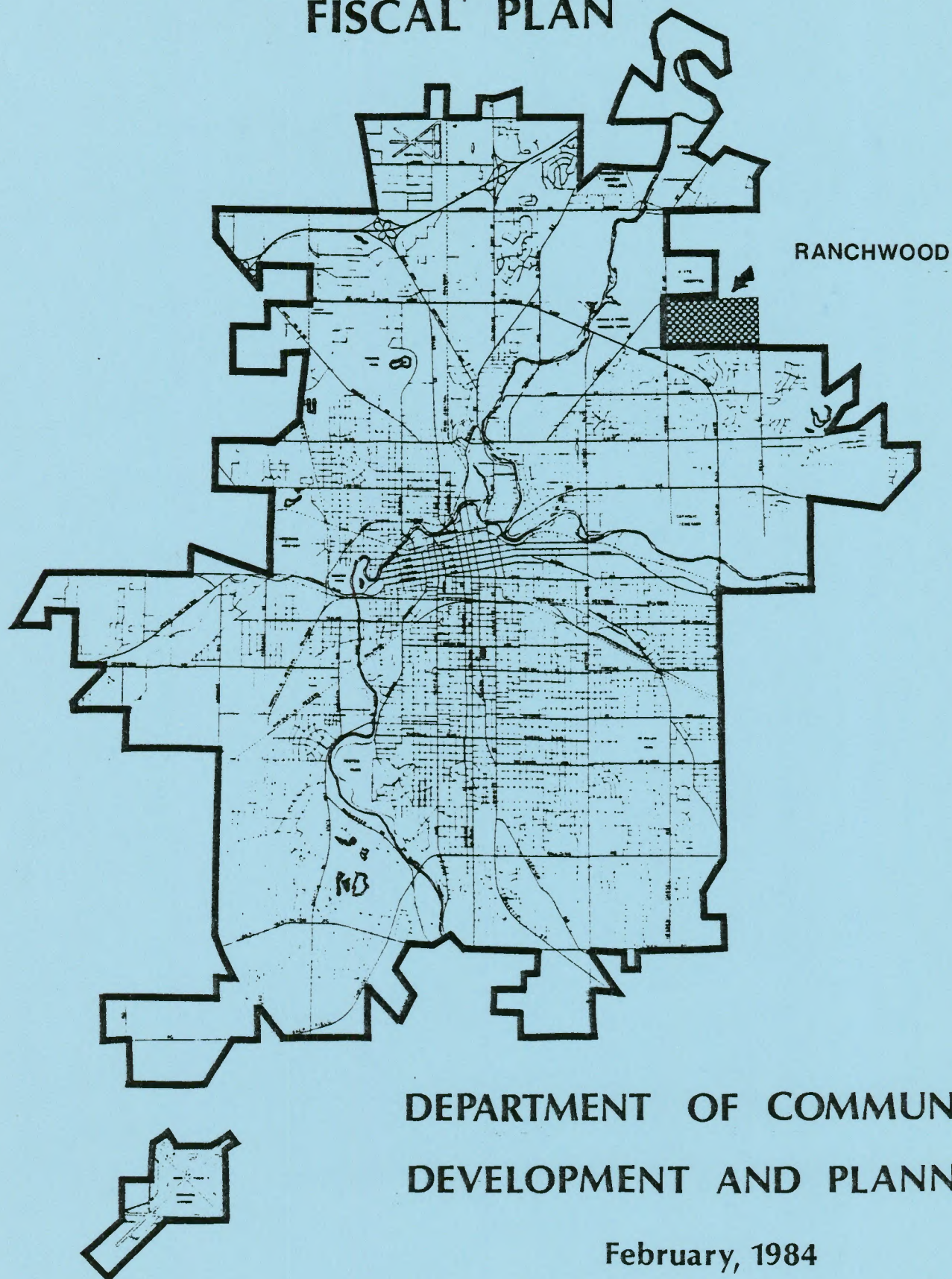
Councilman Eisbart has requested us to place Ranchwood Annexation on the September 25, 1984 Council agenda for discussion and possible action.

A copy of the annexation "Fiscal Plan" is attached for your review and approval. Planning staff will be available at the Council meeting to answer any questions and provide other information.



# RANCHWOOD ANNEXATION

## FISCAL PLAN



DEPARTMENT OF COMMUNITY  
DEVELOPMENT AND PLANNING

February, 1984

THE CITY OF FORT WAYNE



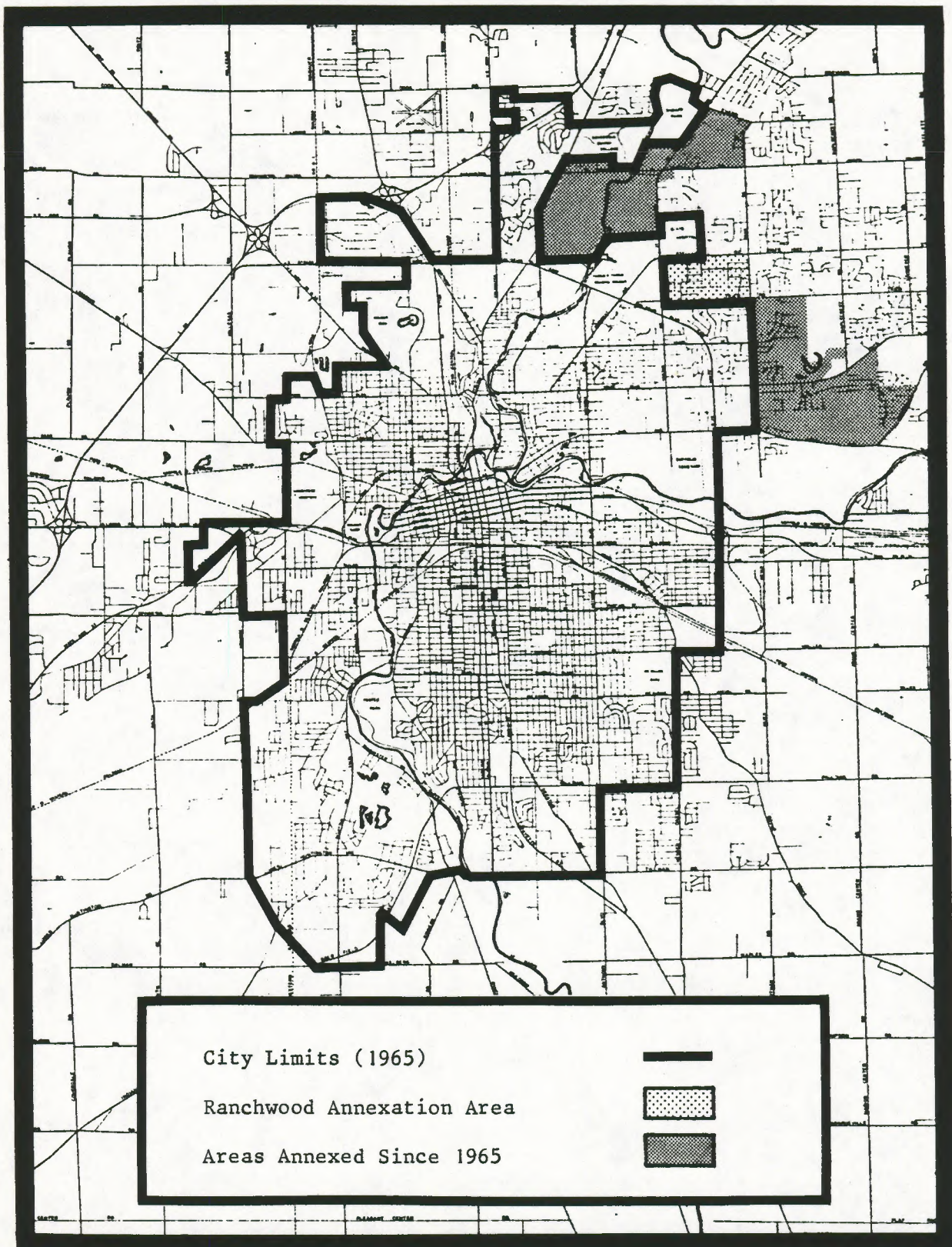
## Preface

The annexation history of the Ranchwood area goes back to 1965. On May 25th of that year the City Council passed Ordinance X-04-65 which annexed the area into the City effective February 19, 1968. The residents of the area disagreed with the Council's action and took the matter to Court. The City contended that the remonstrance filed by the residents was invalid because it did not, as state law stipulates, contain the signatures of the majority of property owners in the annexation area. Although it appeared that a majority of owners had signed the remonstrance, it was the City's contention that many of the signatures were invalid because the owners had waived their right to remonstrate when they signed contracts accepting water services from the Fort Wayne Department of Water Utility. The Superior Court agreed with the City and declared the remonstrance invalid. The residents appealed and the case went to the Appellate Court, which also agreed with the City. The residents made another appeal and the case went before the Indiana Supreme Court. In 1969 the justices ruled in favor of the remonstrators stating that Indiana Law stipulated that municipalities could obtain waivers for sewer services. Since only sewer services were mentioned in the law, waivers for sewer services were the only legitimate waivers that could be obtained. The case was then remanded back to the Superior Court, where it has been dormant.

Figure 1 shows the city limits at the time of annexation, the proposed annexation area, and the annexation activity which has occurred in the area since 1965.



FIGURE 1



## CITY LIMITS - 1965



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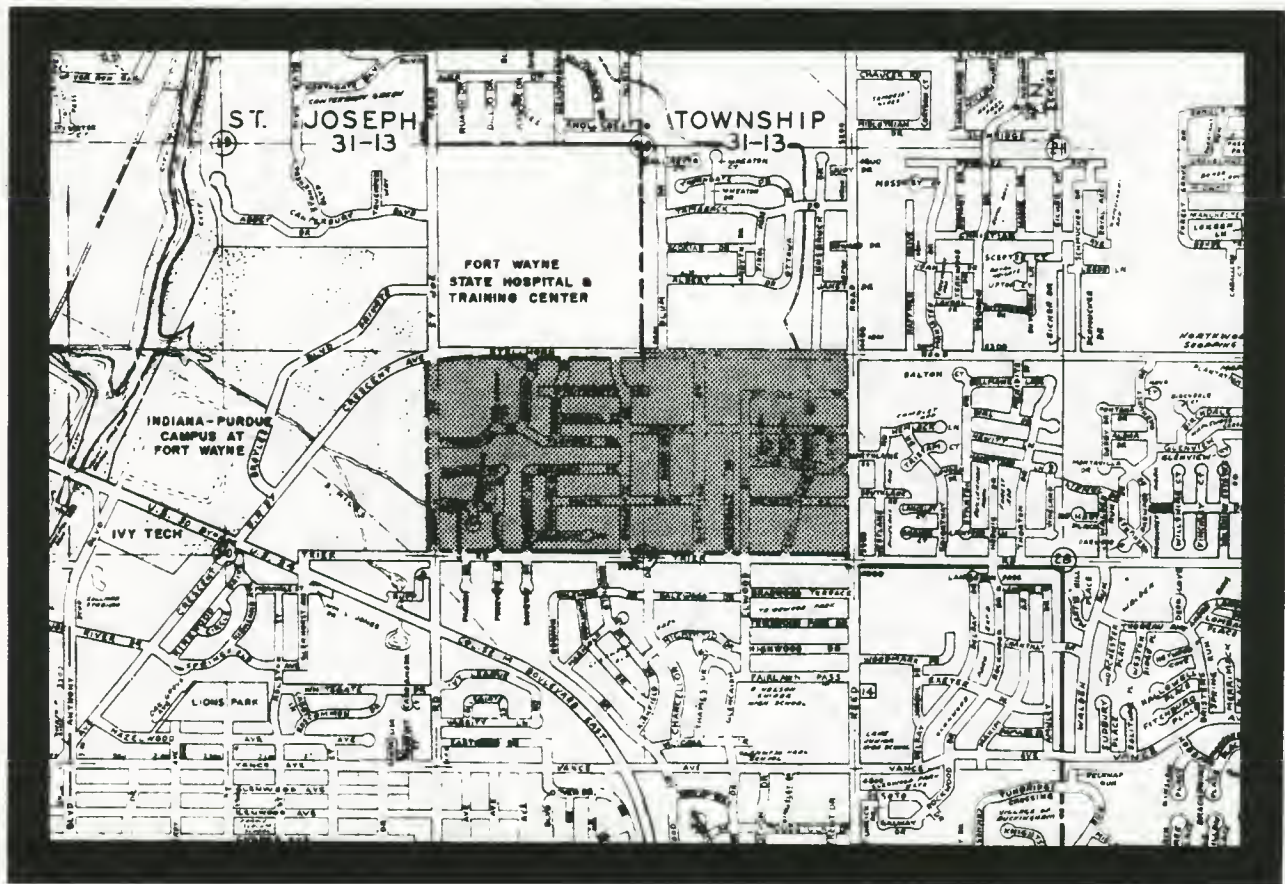
## SECTION ONE

### BASIC DATA

#### A. LOCATION

The area proposed for annexation is located northeast of the City of Fort Wayne and is bounded on the north by Stellhorn Road, on the east by Reed Road, on the south by Trier Road and on the west by Hobson Road (see Figure 2).

FIGURE 2



## LOCATION

#### B. SIZE

The Ranchwood Annexation contains 320 acres.

#### C. POPULATION

Block statistics from the 1980 Census of Population and Housing



show that 2,123 people reside in the annexation area. Of this total, 1,865, or 88 percent are Caucasian, while 159, or 7.5 percent are Black. Of the Black population, most of them, 72 percent, live in the Woodview Manor apartment complex.

#### D. BUILDINGS

Single Family	472 structures in good condition
Apartments	17 structures (240 units) in good condition
Gas Station	1 structure in good condition
Church	1 structure in good condition

#### E. LAND USE

	<u>Acres</u>	<u>Percent</u>
Residential	293.2	92%
Vacant	17.5	5%
Institutional	6	2%
Commercial	3.3	1%

#### F. ZONING

The Ranchwood Annexation has five zoning classifications (see Figure 3). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

<u>County Zoning Classification</u>		<u>City Zoning Classification</u>	
RS-1	Suburban Residential	R-1	Single Family Residential
RSP	Planned Residential Dev.	RA	Residential District A
C-1	Limited Commercial	B-1-B	Limited Business District B
C-1A	Professional Services	B-1-A	Limited Business District A
C-1A(p)	Professional Services (planned)	R-3	Multiple Family

#### G. ASSESSMENT

\$6,200,140

#### H. TAX RATE

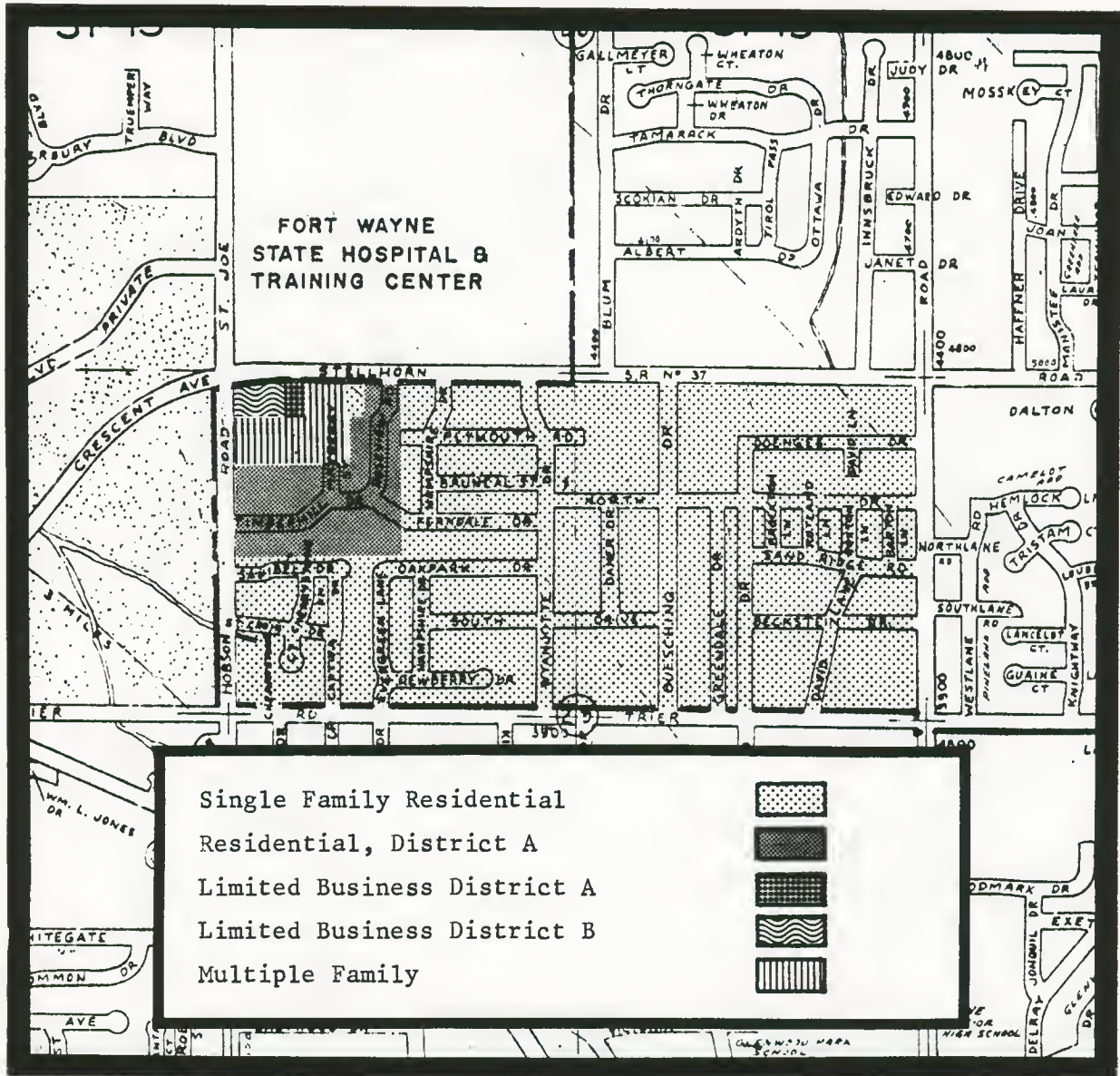
Existing: 5.4405    After annexation: 9.0913    Increase = 3.6508

#### I. COUNCIL DISTRICT

The annexation area will be in City Council District 2.



FIGURE 3





## SECTION TWO

### THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the Ranchwood area is part of a larger, comprehensive annexation program that was promulgated in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City Limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the Ranchwood area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation. Figure 4 shows the area identified for annexation in the 1975-76 annexation report (in the report the area was identified as AD-2). The figure also shows the annexation activity which has occurred in the area since the preparation of the 1975-76 annexation report.

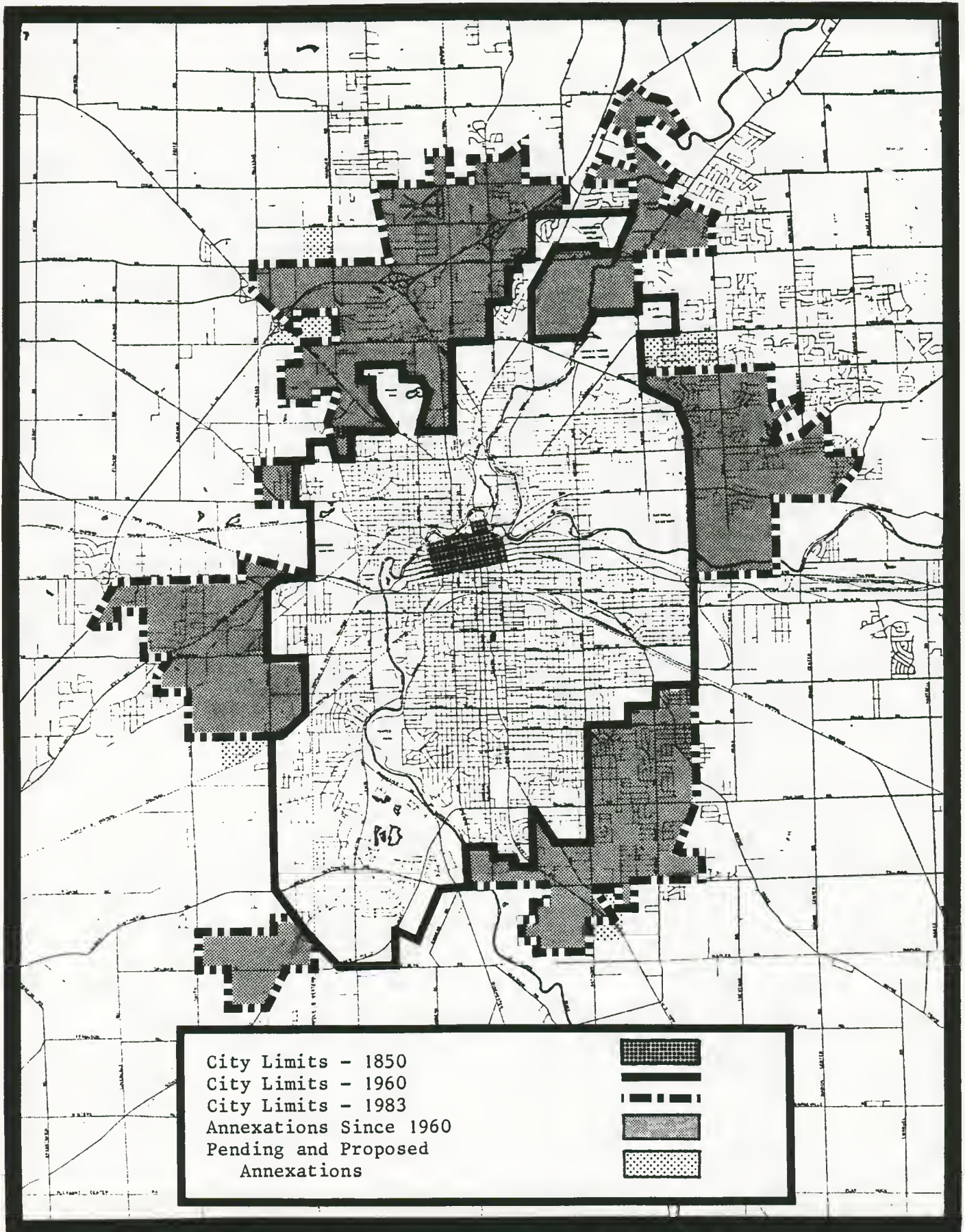
Even before the preparation of the 1975-76 annexation report, annexation was being pursued by community leaders. Figure 5 illustrates this fact. The figure shows the 1850 City limits of Fort Wayne, the City boundary in 1960, the area which have been annexed since 1960, and areas which are presently proposed for annexation. As can be seen, annexation has been used extensively since 1850 and through it the community has remained relatively unified, rather than being split up into dozens of different municipalities.



## ANNEXATIONS IN SJ-2



FIGURE 5



## ANNEXATIONS SINCE 1850



## SECTION THREE

### STATE LAW REQUIREMENTS

#### A. INTRODUCTION

When pursuing an annexation, the municipality must be sure that the proposed annexation is in accordance with the state law. The existing statute (IC 36-4-3) provides cities with two options for annexing areas. The two options are:

1. The area must be at least one-eighth contiguous (12.5%) to the annexation area and it must meet at least one of the following three conditions: (a) have a population density of at least three persons per acre; (b) be zoned for commercial, business, or industrial uses; (c) be at least sixty percent subdivided; or
2. The area must be least one-fourth contiguous (25%) to the annexation area and it must be needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, together with the methods for financing such services.

The Ranchwood annexation meets not just one, but both of the options that have been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how this annexation meets these two annexation requirements.

#### B. ONE-EIGHTH CONTIGUOUS

Figure 6 illustrates the length of the external boundaries of the annexation area. As can be seen, sixty-seven percent of the annexation area's boundaries are contiguous to the City of Fort Wayne. Therefore, this annexation easily meets the one-eighth (12.5%) contiguity requirement mandated by state statute.

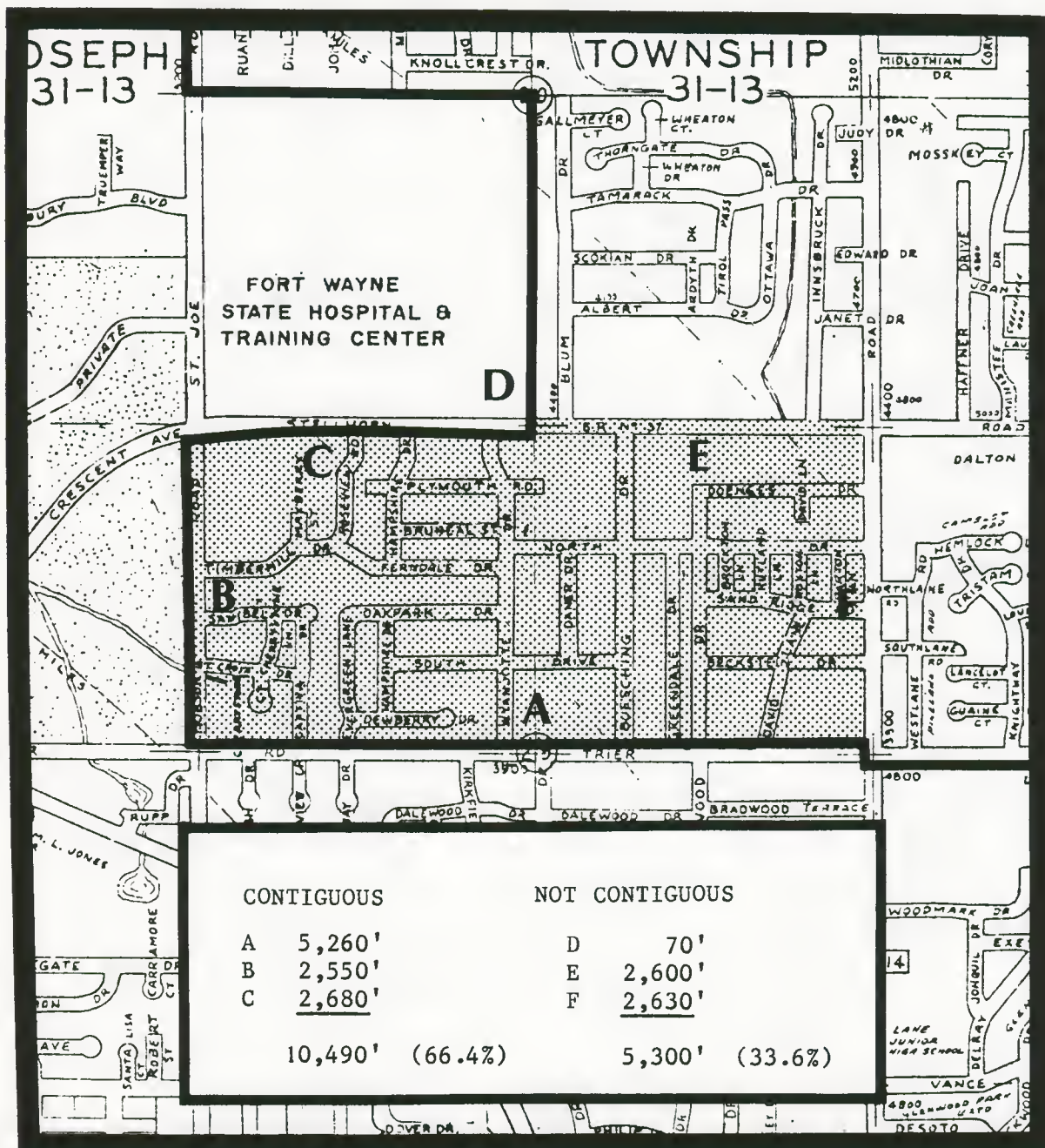
As mentioned in the introduction, if the annexation is at least one-eighth contiguous to the municipality, it can be annexed if any one of three conditions are met. The Ranchwood annexation meets two of the three options in that it has a population density of 6.6 persons per acre and it is over sixty percent subdivided.

#### C. ONE-FOURTH CONTIGUOUS

The second annexation test stipulates that an annexation is valid if the area is at least twenty-five percent contiguous

and if it is needed and can be used by the municipality for its development in the reasonably near future (IC 36-4-3-13). As noted above, the annexation is sixty-seven percent contiguous to Fort Wayne. Therefore, it easily meets the contiguity requirements mandated by the second test.

FIGURE 6



## CONTIGUITY

Having met the contiguity requirement, the area must be needed and can be used by the municipality for its development in the reasonably near future. As will be explained below, the Ranchwood Annexation Area meets this requirement.



## URBAN SERVICES

One of the most serious problems confronting Fort Wayne is finding ways to maintain urban services at specific minimum levels in the face of declining revenue and population losses. The gravity of this problem can easily be seen when looking at socioeconomic trends in Fort Wayne-Allen County. Fort Wayne's percentage of the total Allen County population has been steadily decreasing. In 1960, the City had 70 percent of Allen County's population; by 1980, that percentage was down to 58 percent (see Table 1). These figures would have been even lower if a number of annexations had not taken place. For example, subtracting the 30,000 people who have been annexed over the past two decades, the 1980 population of Fort Wayne would be 142,196 (a decrease of 19,580 since 1960), while the population for the rest of Allen County would be 152,139 (an increase of 81,719 since 1960).

These shifts in population, with the resultant loss of income, have made it exceedingly difficult for the City to provide adequate services. Compounding this problem is the fact that the City has been shouldering a disproportionate share of the metropolitan area's social problems. This fact is clearly shown in Table 1. For example, in 1970, the City, with only 63 percent of the County's population, had 82 percent of all families in Allen County that received public assistance income. In addition, 77 percent of all Allen County families that had incomes below the poverty level resided in the City in 1970. Finally, Fort Wayne also had 82 percent of all families that had a female head of household and 75 percent of the Allen County population that received social security in 1970.

The impacts of these demographic changes in Fort Wayne--Allen County have been inequitable. Population shifts and the fact that disproportionate number of the economically disadvantaged live in Fort Wayne are several reasons why City residents are required to pay higher taxes than suburban residents. However, they are less able to accommodate the higher taxes than their suburban counterparts because, as Table 1 shows, the median family income for the City was \$2,226 less than the median family income for Allen County in 1970. To make matters worse, the evidence suggests that not only do City residents pay higher taxes because they support disproportionate numbers of the economically disadvantaged, but they pay higher taxes because they are also subsidizing a large segment of the suburban population. This is particularly true for a "bedroom" area such as Ranchwood which is a almost entirely residential. The inhabitants of this area must leave it in order to work, shop, recreate, go to school, etc. Such areas cannot live in isolation; they are dependent upon mixed use areas, like Fort Wayne, for their survival.

Although it is very difficult to document the exact extent of the subsidization taking place, it is clear that every day, large numbers of suburban residents consume significant quantities of police, fire, park, and street services from the City of Fort

Table 1

	FORT WAYNE		ALLEN COUNTY (excluding F.W.)		TOTAL ALLEN COUNTY
	POPULATION				
1960	161,776	70.0%	70,420	30.0%	232,196
1970	177,671	63.4%	102,784	36.6%	280,455
1980	172,196	58.5%	122,139	41.5%	294,335
	ELDERLY POPULATION (65+)				
1960	15,245	78.3%	4,230	21.7%	19,475
1970	18,240	76.4%	5,634	23.6%	23,874
1980	20,479	72.9%	7,595	27.1%	28,074
	MEDIAN FAMILY INCOME				
1960	\$ 6,492		\$ 6,732		
1970	\$10,401		\$12,627		
1980	Not presently available				
	FAMILIES RECEIVING PUBLIC ASSISTANCE INCOME				
1970	1,364	81.7%	306	18.3%	1,670
1980	Not presently available				
	FAMILIES WITH FEMALE HEAD OF HOUSEHOLD				
1970	5,201	81.8%	1,154	18.2%	6,355
1980	11,802	81.6%	2,655	18.4%	14,457
	POPULATION RECEIVING SOCIAL SECURITY INCOME				
1970	18,872	76.3%	5,866	23.7%	24,738
1980	Not presently available				
	FAMILIES WITH INCOMES LESS THAN POVERTY LEVEL				
1970	2,750	76.8%	833	23.2%	3,583
1980	Not presently available				

## FORT WAYNE/ALLEN COUNTY SOCIOECONOMIC CHARACTERISTICS

Source: General Social and Economic Characteristics, Indiana (1970), U.S. Bureau of the Census.

1980 Census of Population and Housing, Indiana (Advance Reports), U.S. Bureau of the Census.



Wayne while not paying their fair share. For example, a random examination of the accident reports prepared by the Fort Wayne Police Department for the week of October 4-10, 1981, shows that they responded to 135 accidents in the City. Of the 129 reports in which the residence of the person (or persons) involved in the accident could be determined, it was discovered that 44 police runs were made to assist county residents. Thus thirty-four percent of the accident runs made by the Fort Wayne Police Department in this week were made to assist county residents. It is worth noting that the budget of the Police Department is comprised primarily of funds received from the City's General Fund. City residents pay \$2.508 per every \$100 of assessed property valuation for this fund, whereas county residents do not contribute to this fund.

Such subsidization of county residents by their less affluent City neighbors is not only confined to the Police Department. For example, with their recreational facilities, such as basketball courts, baseball diamonds, tennis courts, and playground facilities, and their special activities, such as concerts and rose walks, the Fort Wayne Parks Department attracts people from all over Allen County. However, only City residents pay the tax of .378 cents per every \$100 assessed valuation so that everyone can continue to enjoy the City's park system.

The fact that suburban residents of Fort Wayne require such a large amount of police service may surprise some people, particularly those suburban residents who claim they never use City services. However, it tends to confirm that the City of Fort Wayne is a social, recreational, governmental, economic, educational, and cultural center for the entire metropolitan region and, as such, it provides numerous services to non-City residents. Another piece of research provides further confirmation of this fact. Using data obtained from the 1980 Polk Directory, it was discovered that an estimated 67 percent of the employees in the Ranchwood Annexation Area worked in the City of Fort Wayne.

The bottom line, then, is that one reason the City of Fort Wayne needs the Ranchwood Annexation Area is to help equalize the tax burden which, in turn, will enable the City to continue to provide adequate services to its residents.

The Ranchwood area is also needed so that the City can provide services more efficiently. The annexation of this area will improve the delivery of services in two ways: first, it will greatly reduce problems associated with irregular boundaries and, second, it will enable the City to take advantage of economics of scale.

Regarding the first point, service providers who are confronted with irregular and confusing boundaries react in one of two ways: they provide services, or they don't provide services. As a result, many areas which are on the border between the City and the County, and which have irregular boundaries, may

be receiving too few or too many services. This problem is particularly relevant for the Ranchwood area. As Figure 7 shows, the City limits along Hobson Road are particularly confusing. If a traffic accident occurs on this road, there may be some confusion about whether the accident is in the city or in the county. The annexation of this area will alleviate this problem, as the entire roadway will be within the City of Fort Wayne after its annexation.

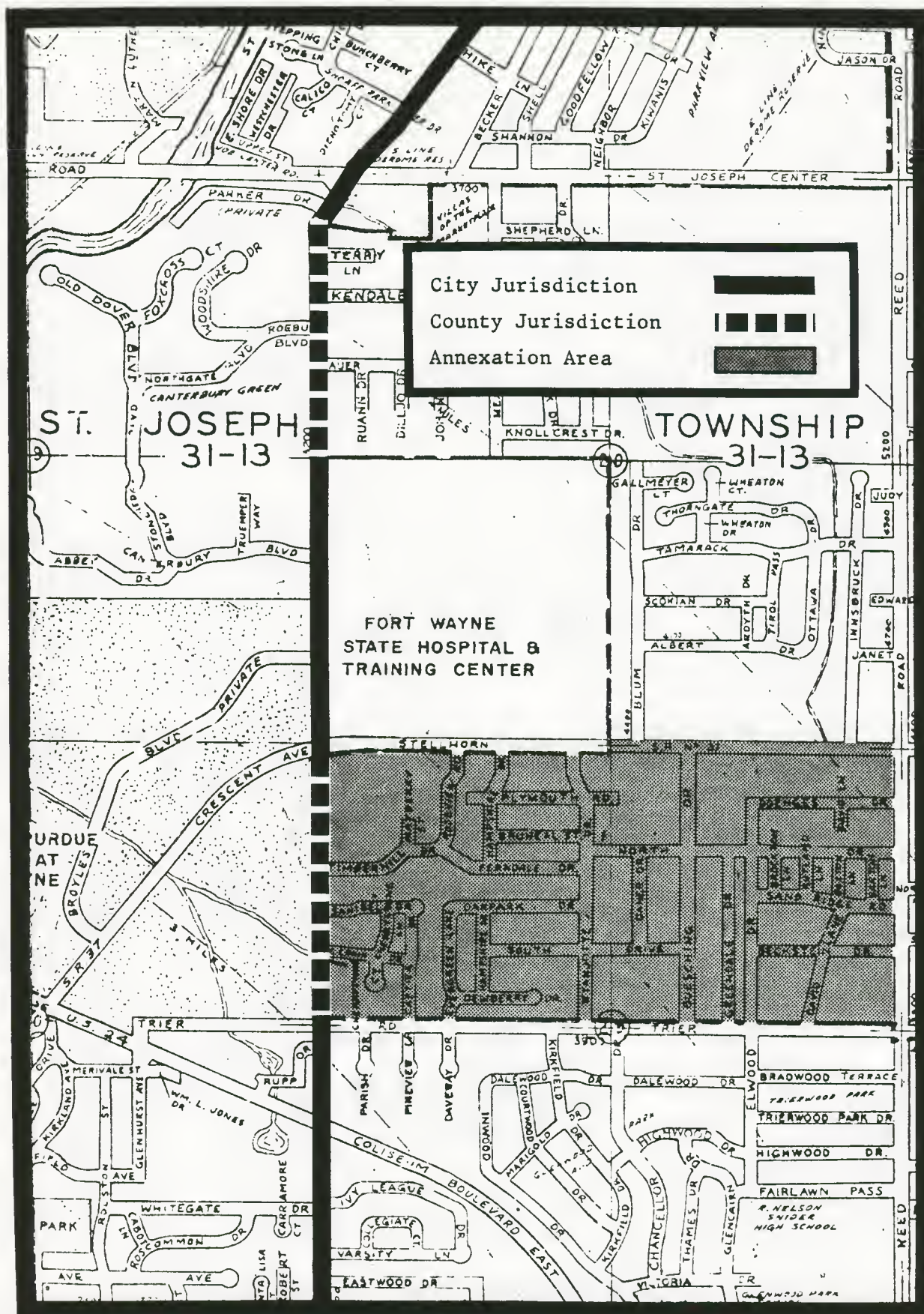
The second point, economies of scale, works something like this: if the City of Fort Wayne invests in a fire station, a truck, and the minimal manpower necessary to respond to a fire 24 hours a day, it is most efficient to utilize these resources to their fullest capacity. Therefore, if such a hypothetical station has a range of response of three miles in all directions and the jurisdiction of the station is limited to two miles, the station is being under-utilized. This is inefficient and increases the cost of fire protection for the entire area. In fact, this is the case in the Ranchwood area. Both the Fort Wayne Police and Fire Departments have stated that they can provide services to the Ranchwood Area with no increase in manpower and with minimal or no increases in expenditures. Therefore, the annexation of this area will enable both departments, as well as other service agencies, to utilize their excess capacity, and will reduce the cost of services for the thousands of Fort Wayne residents who are presently paying for this excess capacity.

Finally, special attention must be given to the water and sewer services which are in the annexation area. Water services were extended into the area in 1960. In return for extending services into the area, the Fort Wayne City Utilities Department asked the residents receiving water services to sign a contract agreeing to waive their right to remonstrate against annexation by the City. No one was forced to sign the contracts. Later, when the City attempted to annex the area, over 100 residents, all of whom had accepted water services and had signed the contract, signed a remonstrance protesting the annexation. The Allen County Superior Court stated that they had waived their right to remonstrate. The Appellate Court upheld this ruling and stated that the contract was binding and the residents had waived their rights to remonstrate. The Supreme Court was the final step, and at this level the Court agreed with the residents and said that they could remonstrate because the City was only empowered to obtain waivers for sewer contracts. After the smoke had cleared, the residents had received water services and, in contravention of the terms of the contract and against the judgement of two courts, had been successfully allowed to petition against annexation.

Sewer services in the area have also been controversial. The sewage and drainage problems in the area were so bad that there had been several proposals by residents in the area to petition for annexation so that the City would help them solve the problem. The Board of Health, recognizing the health problems, also let

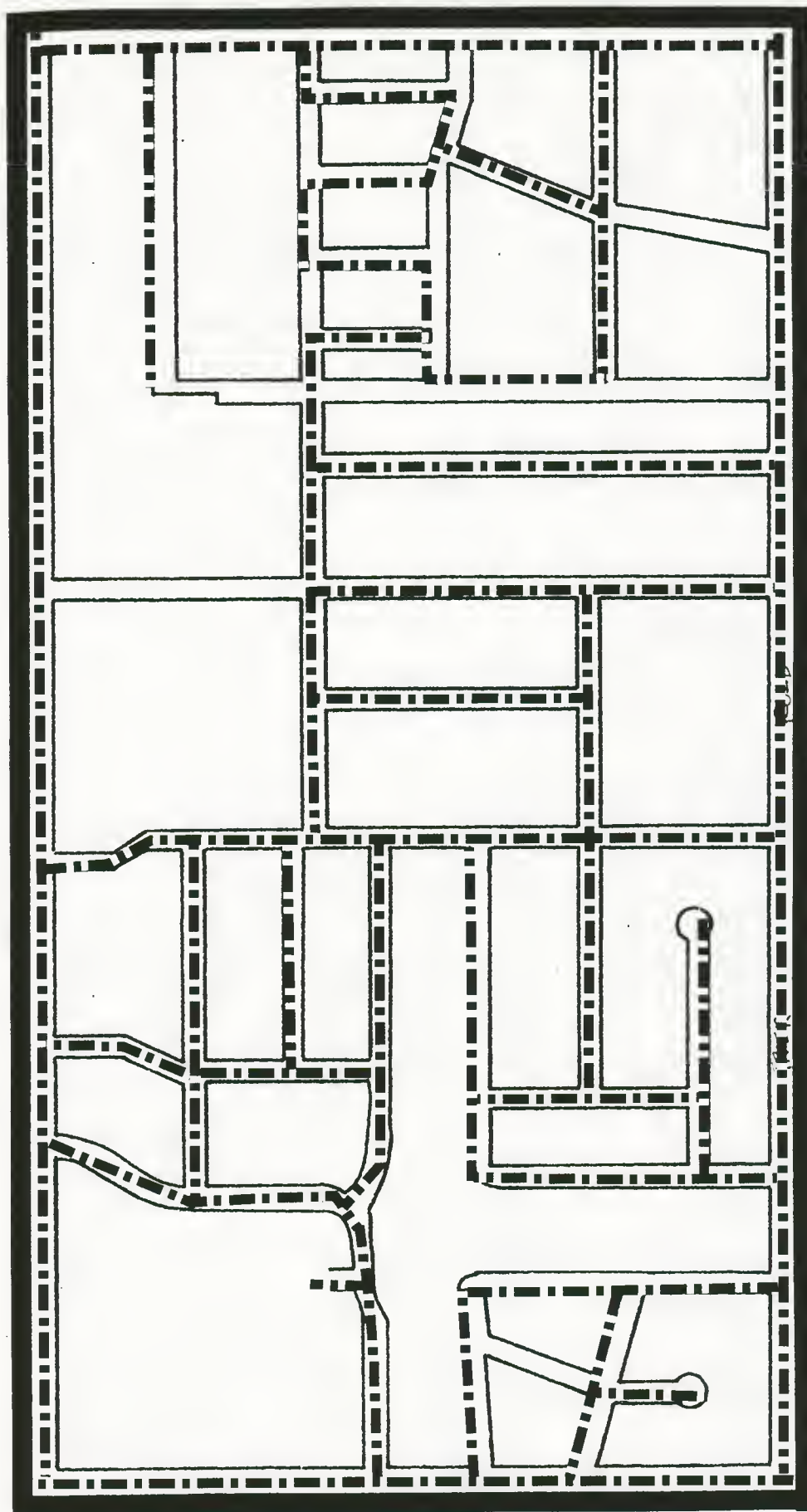


FIGURE 7



## IRREGULAR BOUNDARIES

FIGURE 8



WATER LINES



the people know that the situation was deplorable and that something had to be done. The Fort Wayne Department of Water Pollution Control worked with residents of the area to solve the pollution problem. Upon petition by a segment of the area, the Department extended sewer services into the area. In return for this, the residents signed a contract waiving their right to remonstrate against annexation. In addition, the Department solicited federal and state aid for helping the other residents in the area. After several years, the federal funding for the projects became available and, during 1983, the Department was able to have the much needed sewers installed throughout most of the annexation area (see Figure 9). In conjunction with this, the City's water treatment plant was expanded to handle the increased load. In accordance with the financing package put together by the Department of Water Pollution Control, the federal government contributed 75 percent of the project cost, the state government paid 10 percent, and the residents were responsible for the remaining 15 percent.

### **PLANNING CONTROL**

The Ranchwood Annexation Area is also needed by the City of Fort Wayne so that it will have planning and zoning control over the area. This is important because the City, being an urban area, has planning and zoning standards that are more attuned to urban areas adjacent to the City. On the other hand, the county, which has large amounts of agricultural land, has standards that are more attuned to a rural life style.

For example, all residential zones in the country -- RS-1, RS-2, and RS-3 -- allow all uses which are permitted in the Agricultural District (A1). However, the City Zoning Ordinance restricts agricultural uses from its comparable districts (R-1, R-2, and R-3). Also, for some development specifications, such as sidewalks and street lights, the City has more stringent development standards.

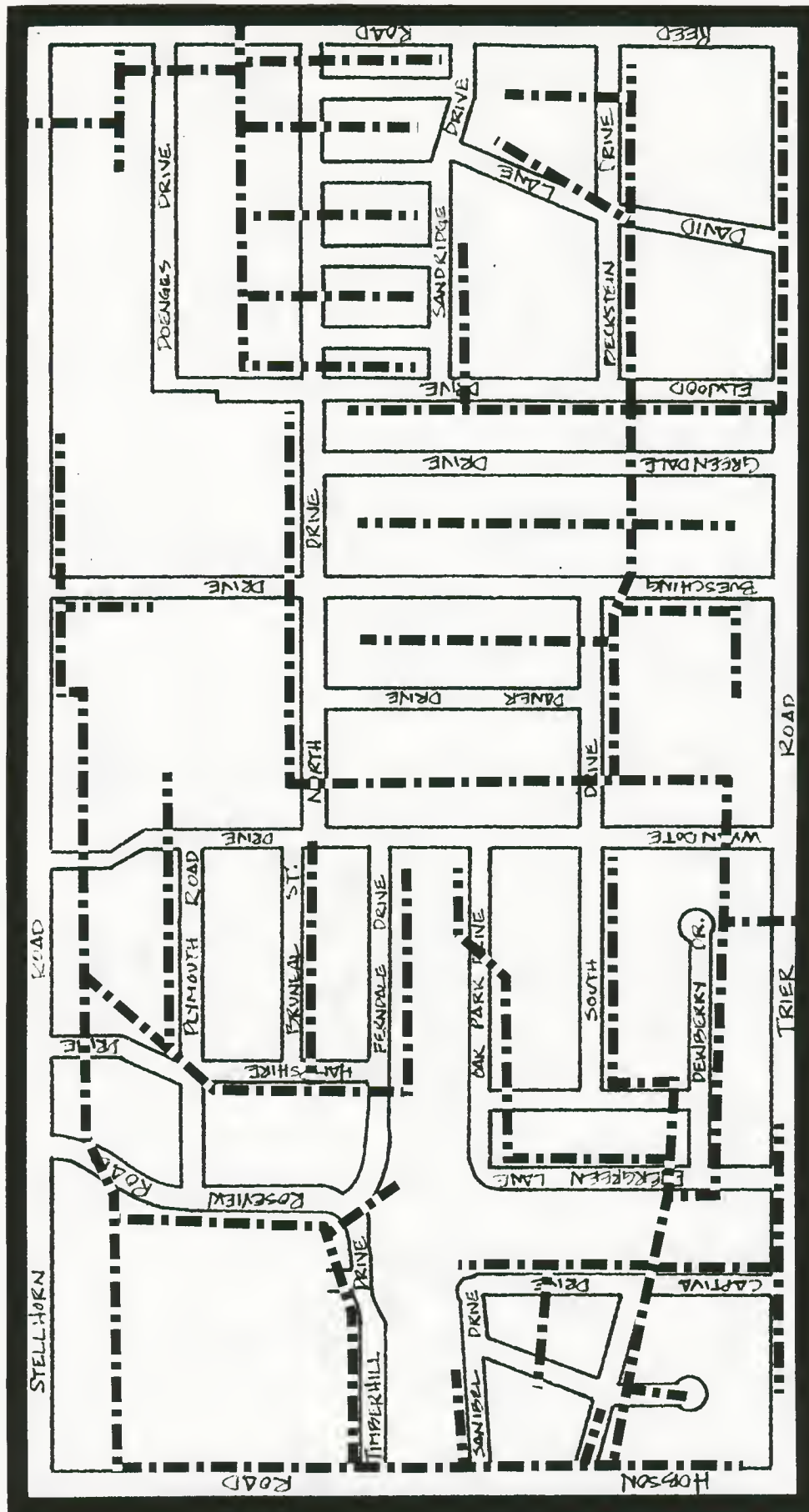
It makes sense, of course, to have distinct standards for urban and rural uses. What does not make sense is to allow areas that are within the sphere of influence of Fort Wayne, and which are, or will be, urban in nature, to be subjected to standards which are not suitable for urban development and which will only cause problems in the long run.

### **FUTURE ANNEXATIONS**

In addition to planning control and the provision of urban services, there is another reason why the Ranchwood area is needed by the City of Fort Wayne.

As Figure 10 shows, a great deal of urban development has taken place on the east side of the City. Not surprisingly, these areas were targeted for annexation in the 1975-76 Annexation Policy and Program Study. However, in order to get to these areas, it is important that the Ranchwood area be annexed so

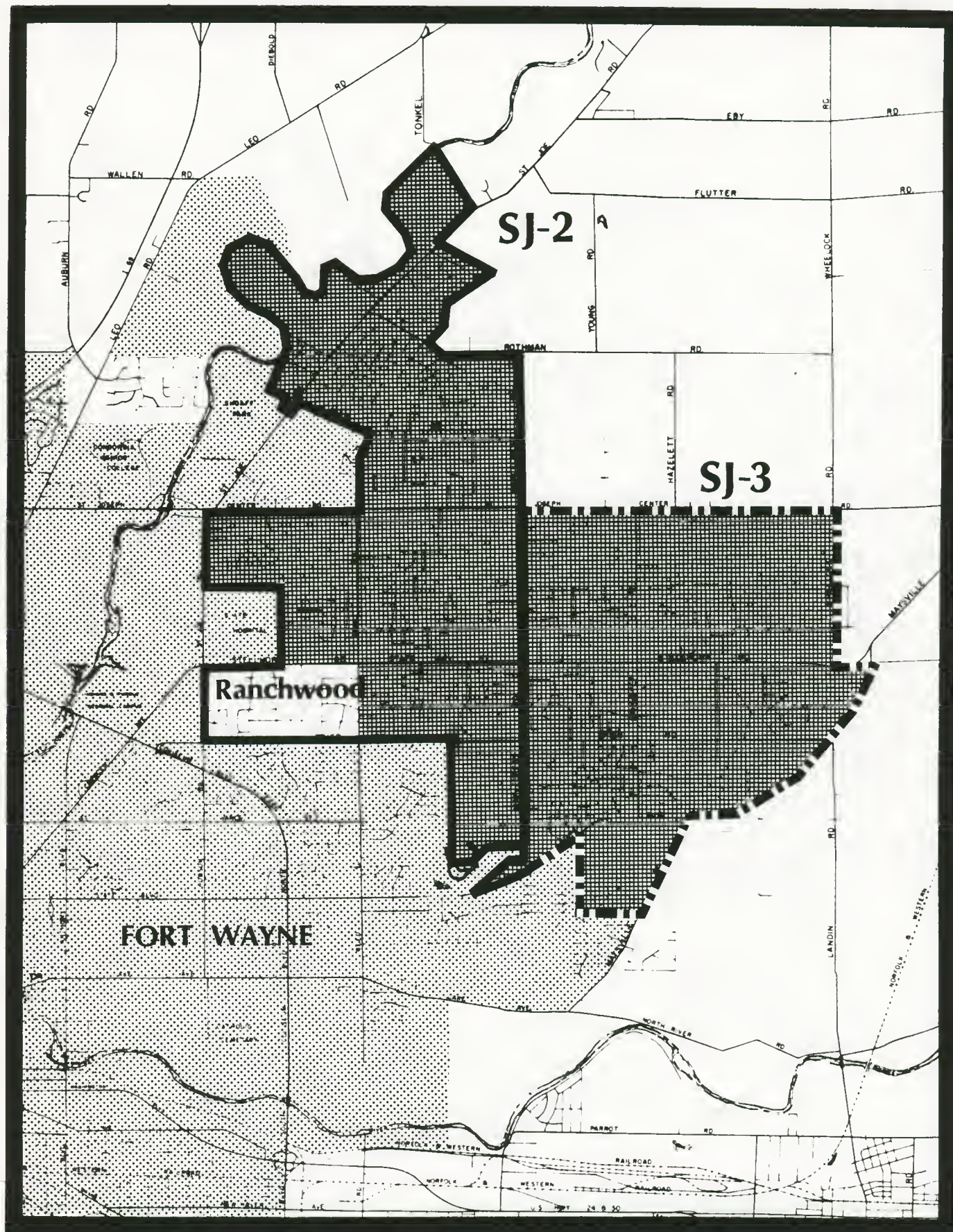
FIGURE 9



## SEWER LINES



FIGURE 10



## POSSIBLE ANNEXATION AREAS



that the City can use it as a stepping stone. Therefore, the City needs the Ranchwood annexation not only on its own merits, but because it will also enable the City to keep pace with development that has occurred east of the annexation area.

#### **D. CONCLUSION**

The Ranchwood Annexation Area should be annexed into the City of Fort Wayne because it meets the annexation test that has been established by the State Legislature: The annexation area is sixty-seven percent contiguous to the City (which is more than five times the contiguity needed!), has 6.6 persons per acre (more than double the requirement!), and is over 60 percent subdivided. In addition, the area meets yet another test for annexation in that it is more than twenty-five percent contiguous and is needed and can be used by the City for its growth and development in the reasonably near future. In both instances, the proposed annexation area is more urban than many areas that are already within the City limits.

Recently, there has been considerable concern expressed about the closing of the International Harvester plant. Even though this company is not located in the City, most people realize that the closing of the plant will create a considerable adverse impact throughout the entire metropolitan region. Yet, as harmful as the closing of the International Harvester Plant may be, its impact will be minuscule when compared to the impact that the metropolitan region would face if the City of Fort Wayne would be unable to provide adequate services to its businesses and residents. If, due to inadequate services and lack of amenities, the City could not attract and retain businesses and residents, the adverse impact upon the suburban areas would be staggering. In such a case, even those residents who argue that they should not pay higher taxes because they do not use City services would be quick to realize, through the loss of their jobs and the depreciation of their property, that they are members of the metropolitan community and that their prosperity is dependent in large part upon the continued prosperity of Fort Wayne.

Because the City of Fort Wayne is cognizant of this mutual interdependence, it has devised an annexation program. This program has been devised to ensure that the City continues to prosper or, at least, does not decline. Annexation will reduce the inequities that exist by ensuring that suburban residents pay for their fair share of urban services. In turn, the rates paid by City residents will be reduced because they will not be subsidizing suburban residents. Finally, the annexation program will enable the City to provide the urban services that are so essential to the economic well-being of the metropolitan region. Thus, the City of Fort Wayne needs the Ranchwood Annexation Area so that it can develop into a more responsive City fiscally, economically, socially, and culturally.



## SECTION FOUR

### MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Ranchwood Annexation Area. The plan also describes how and when the City plans to extend the services of non-capital and capital improvement natures. As will be seen, the explanations of the above provisions satisfy the requirements of Indiana State Law.

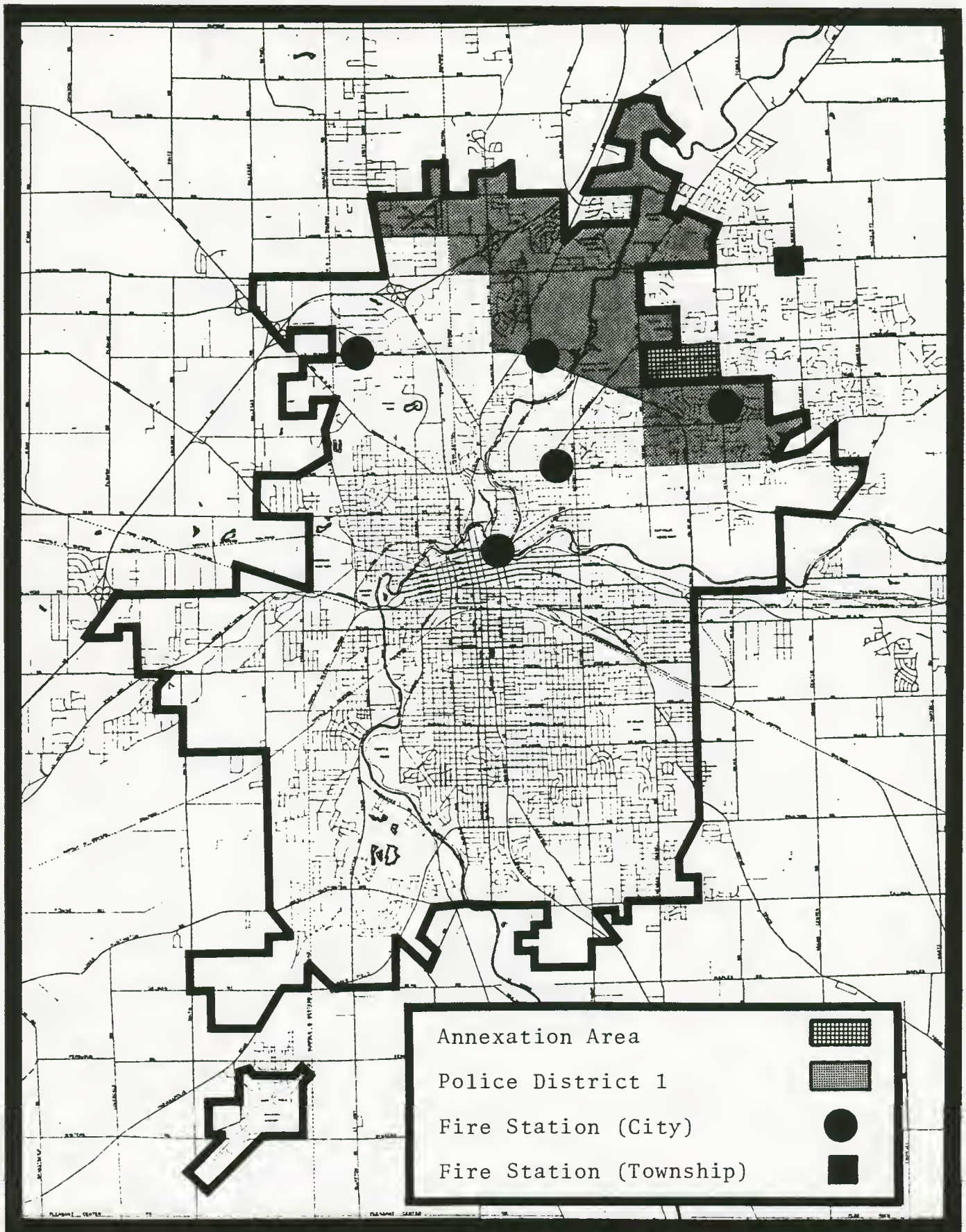
The municipal services described in this section are analyzed according to the needs of the Ranchwood Annexation Area, along with the costs of providing these services and the funding sources. As required by state law, the annexation area will be treated equally with other City areas and will receive urban services in the same manner as other areas within the City. However, because the City does not employ different service standards for different areas of the City, the annexation area is compared with the service standards as they exist for the entire City. The City of Fort Wayne will provide services of a non-capital nature, including police and fire protection, emergency medical service, traffic control, solid waste collection, and street and road maintenance immediately after the effective date of annexation. Street lighting and street construction will be provided as outlined in this section. The water, sewer, and drainage services of the Fort Wayne City Utilities will be made available to the area in conformance with relevant state law and utility policies. Existing facilities of the Fort Wayne Parks and Recreation Department will also be available to residents of the area upon annexation. Park development within the annexation area is contingent upon the park planning standards and methods used throughout the City.

#### A. POLICE

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work, such as participation in court proceedings and protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.

District 1 will be expanded to cover the Ranchwood Annexation Area upon annexation (see Figure 11). The Police Department keeps tabulation on the percentage of personnel and equipment necessary for the City's annexation program, and has determined that additional personnel are not required for this particular

FIGURE 11



## POLICE AND FIRE SERVICE



annexation. A maximum number of 11 patrols is forecast for the annexation area within a 24-hour period. The A and C shifts can make a maximum of four patrols while the B shift can make a maximum of three patrols. Even though there will be daily variations, the Chief of Police will routinely monitor the situation and will make the necessary adjustments in patrol districts, patterns, and manpower so that response time to high priority calls will be approximately three minutes -- which is standard for the City.

The cost to provide protection to the annexation area will be \$4,818 a year. This cost is based on a maximum of eleven patrols in a 24-hour period. To arrive at the total cost for police services, the number of street miles in the annexation area are calculated and multiplied by the travel cost per mile. Funding for police services in the annexation area will come from the regular Police Department budget which is derived primarily from local property taxes through the General Fund.

ESTIMATED ANNUAL COST: \$4,818

## **B. FIRE DEPARTMENT**

The Fort Wayne Fire Department will be responsible for providing services to the Ranchwood Annexation Area immediately after the annexation date. The services provided include fire protection and suppression, emergency rescue, fire prevention, and fire inspections. The first responding fire companies will be from Station 13 at 1103 East Coliseum Boulevard, Station 14 at 3400 Reed Road, and Station 6 at 1500 West Coliseum Boulevard. If needed, backup response will come from Station 10 at 1245 East State Street and Station 1 at 419 East Main Street. Station 13 is equipped with a pumper and a rescue truck, Station 14 has a pumper, and Station 6 has a ladder truck. The annexation area is served by the Fort Wayne Water Utility Department, and numerous fire hydrants are in the area. The area can easily be served by the Fort Wayne Fire Department, as the Department is presently serving areas that are not as close as the Ranchwood Annexation Area. Therefore, upon annexation, the fire insurance rating for the area will decrease from a rating of 8-9, to a rating of a 3.

This particular annexation will not require a new fire station nor will it require additional personnel and equipment. The only additional expense that is expected will be from operating costs for such items as postage, printing, photography, and gasoline. However, the operating costs will be minimal considering the Ranchwood Annexation Area will be only a fraction of the total area serviced by the City. Funding for the operating costs will come from the Fire Department budget through the General Fund.

ESTIMATED ANNUAL COST: \$0

### C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Fort Wayne Emergency Medical Services is the only provider of ambulance service to City residents. Ranchwood Annexation residents may receive full advanced life support ambulance service immediately upon annexation. Residents of this area are not guaranteed availability of advanced life support ambulance service until 1) annexation has occurred or 2) the St. Joseph Township Trustee enters into a system participation agreement with the Three Rivers Ambulance Authority (upon annexation, this agreement is not necessary).

Using service run records of the past several years, as many as six EMS ambulances will be stationed at different locations throughout the community. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. In addition, for some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Stations 12, 6, 13, and 14. Secondary assistance from the Fire Department will come from Stations 1 and 10. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firemen are able to administer medical treatment to residents before the ambulance arrives.

The method of financing Emergency Medical Services is based primarily on user fees plus a small, decreasing City tax subsidy, which over the next few years, should drop to zero leaving user fees as the sole financial support of the system. The charges of ambulance service, as of June 1, 1983, are shown in Table 2.

TABLE 2

- |    |   |
|----|---|
| 1. | \$75 plus \$3 per loaded mile for non-emergency transfers scheduled 24 hours in advance.      |
| 2. | \$87 plus \$3 per loaded mile for non-scheduled non-emergency transfers.                      |
| 3. | \$130 plus \$3 per loaded mile for non-life threatening emergencies (for City residents).     |
| 4. | \$234 plus \$3 per loaded mile for non-life threatening emergencies (for non-City residents). |
| 5. | \$250 plus \$3 per loaded mile for life-threatening emergencies (for City residents).         |
| 6. | \$354 plus \$3 per loaded mile for life threatening emergencies (for non-City residents).     |

## EMS CHARGES



This method of financing permits EMS service to be extended to the annexation area with its existing budget and no additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$0

#### **D. SOLID WASTE DISPOSAL**

The City of Fort Wayne will provide garbage collection to the annexation area immediately after the annexation date. The City currently contracts with National Serv-All and SCA Services of Indiana to provide this service. The proposed annexation area will be served by SCA Services. According to the contract, the City is charged \$33.96 per household per year by SCA for each additional housing unit added through annexation. Since the Ranchwood Annexation Area contains 712 units, garbage disposal for the area will cost the City \$24,179.52 a year. The collection service will be financed by the City's Garbage Disposal Fund which comes from the General Fund. Figure 12 shows the service area of SCA and National Serv-All.

ESTIMATED ANNUAL COST: \$24,179.52

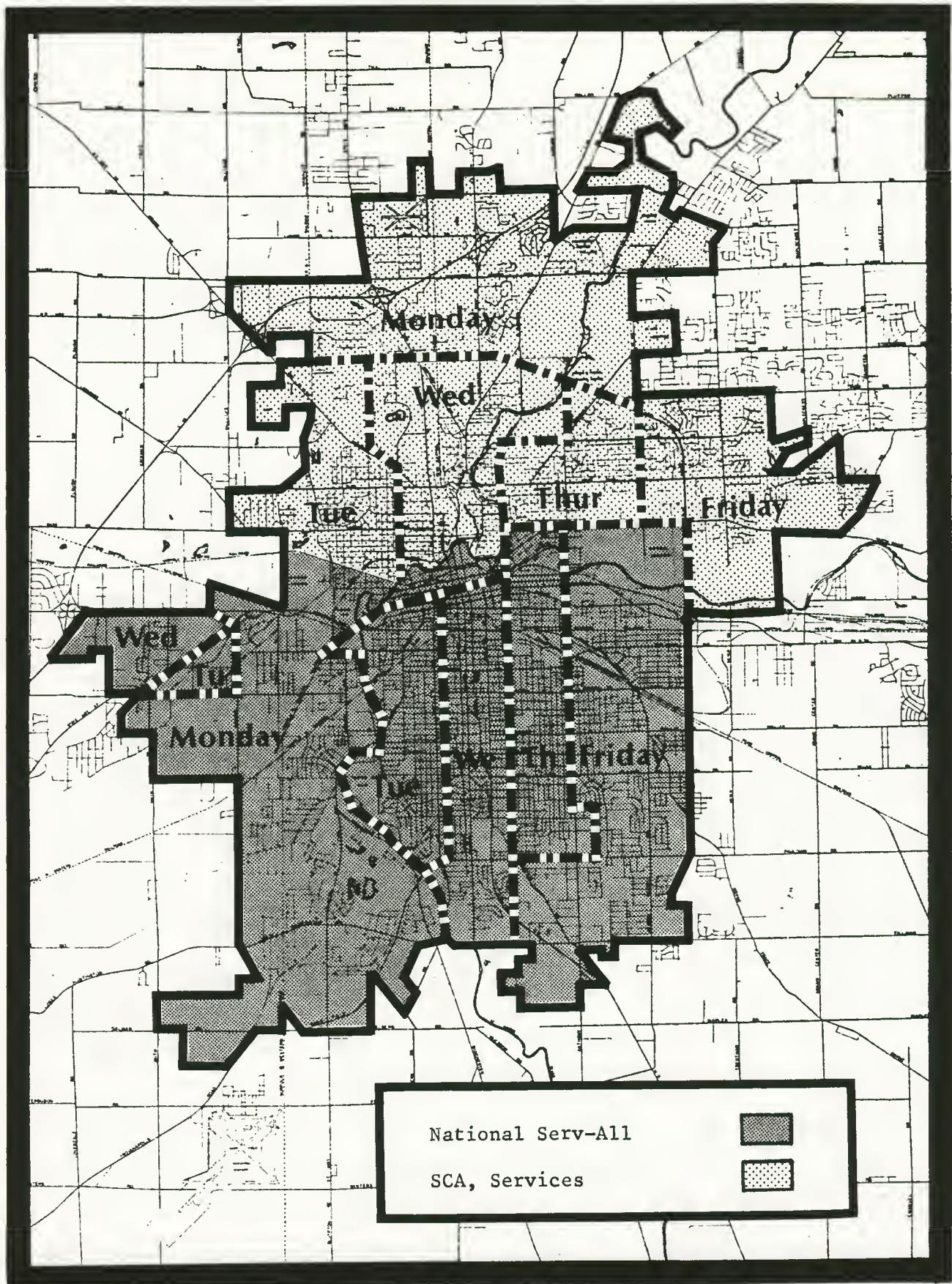
#### **E. TRAFFIC CONTROL**

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area on the annexation date. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. Finally, the department provides installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems.

The Traffic Engineering Department will not require additional personnel to perform its services in the Ranchwood Annexation Area. Capital and labor costs will be \$1,479.85 for the installation of street signs in the area (see Figure 13). Funding sources for these services will be from real estate taxes, Motor Vehicle Highway (MVH) funds, and Revenue Sharing Funds.

CAPITAL COSTS: \$1,479.85

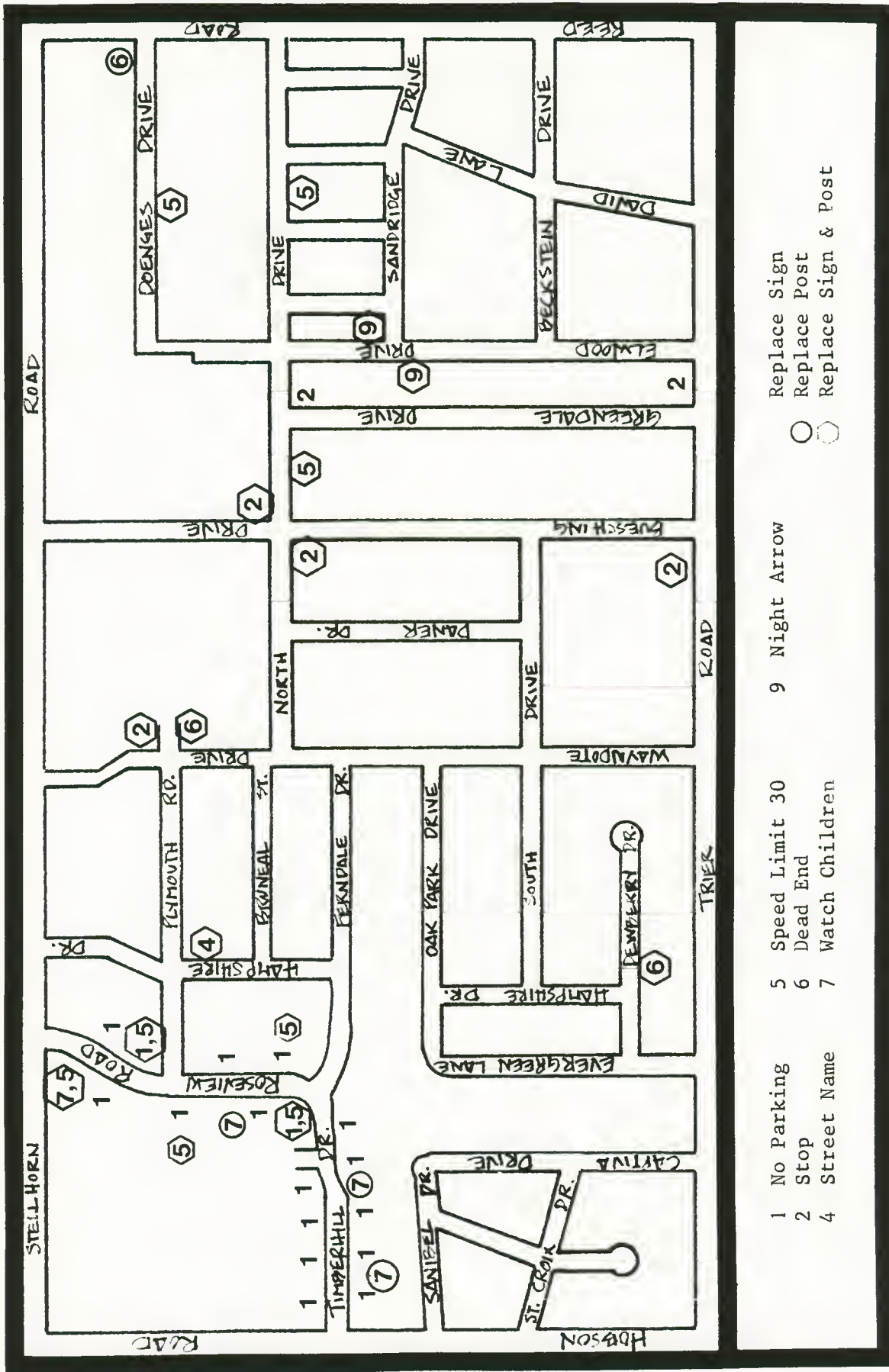
FIGURE 12



## SOLID WASTE DISPOSAL



FIGURE 13



## STREET SIGNS

**TABLE 3**

<u>SIGN</u>	<u>SIZE</u>	<u>NO. REQUIRED</u>	<u>COST</u>	<u>TOTAL COST</u>
No Parking	12" x 18"	17	\$11.20	\$190.40
Speed Limit	24" x 30"	8	\$23.50	\$188.00
Street Name	6" x 30"	1 assembly	\$55.35	\$ 55.35
Dead End	24" x 24"	3	\$19.80	\$ 59.40
Stop	30" x 30"	6	\$28.35	\$170.10
Large Arrow	48" x 24"	2	\$41.40	\$ 82.80
			<b>TOTAL</b>	<b>\$746.05</b>

**POSTS**

12'3 lb.	16	\$15.65	\$250.40
12'2 lb.	4	\$11.25	\$ 45.00
10'2 lb.	4	\$ 9.40	<u>\$ 37.60</u>
TOTAL			\$333.00

**LABOR:** \$400.80

**GRAND TOTAL LABOR AND MATERIAL:** \$1,479.85

## STREET SIGNAGE COSTS

### **F. STREETS AND ROADS**

The incorporation of the annexation area will add .78 miles of arterial streets, and 6.55 miles of local streets to the City's street system. The City will accept the streets and roads of the annexation area for maintenance and reconstruction, when in its opinion reconstruction is necessary. This acceptance is as of date of annexation. The Fort Wayne Street Department will be responsible for the general maintenance of all of the streets in the annexation area after the annexation date. General maintenance include snow and ice removal, leaf pick up, and surface maintenance. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys, and sidewalks that will constructed within the proposed annexation area. The provision of these services to the annexation area will not require any additional personnel or equipment, and they will be similar to those services already provided to the rest of the City. The average cost of general



street maintenance is \$2,500 per mile of street per year, so the annexation will cost the City approximately \$18,325 a year in street maintenance costs. The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) program. The Street Engineering Department funds come from MVH, Federal Aid Urban (FAU), and Local Arterial Roads and Streets (LARS) programs. Figure 13A shows the location and types of road improvements which the City will provide to the area after annexation. Table 3A lists the roads in the area and the treatment they will receive upon annexation.

Besides the maintenance services just discussed, the Street Department will improve streets in accordance with the schedule for street maintenance contained in Table 3A. This shall be done without petition and at no cost to the residents. Arterial and often collector streets can be improved with funding from accounts such as FAU and LARS. The cost to improve other residential streets will be split between the property owners petitioning for the improvements and the City. The area will be treated equally with other petitions in the City and honored according to the same criteria such as filing date and the amount of money available in any particular year. If annexed, the residents will be able to use Barrett Bonding as a capital source to finance their share of the street project.

ESTIMATED ANNUAL COST: \$18,325

#### **G. PARKS**

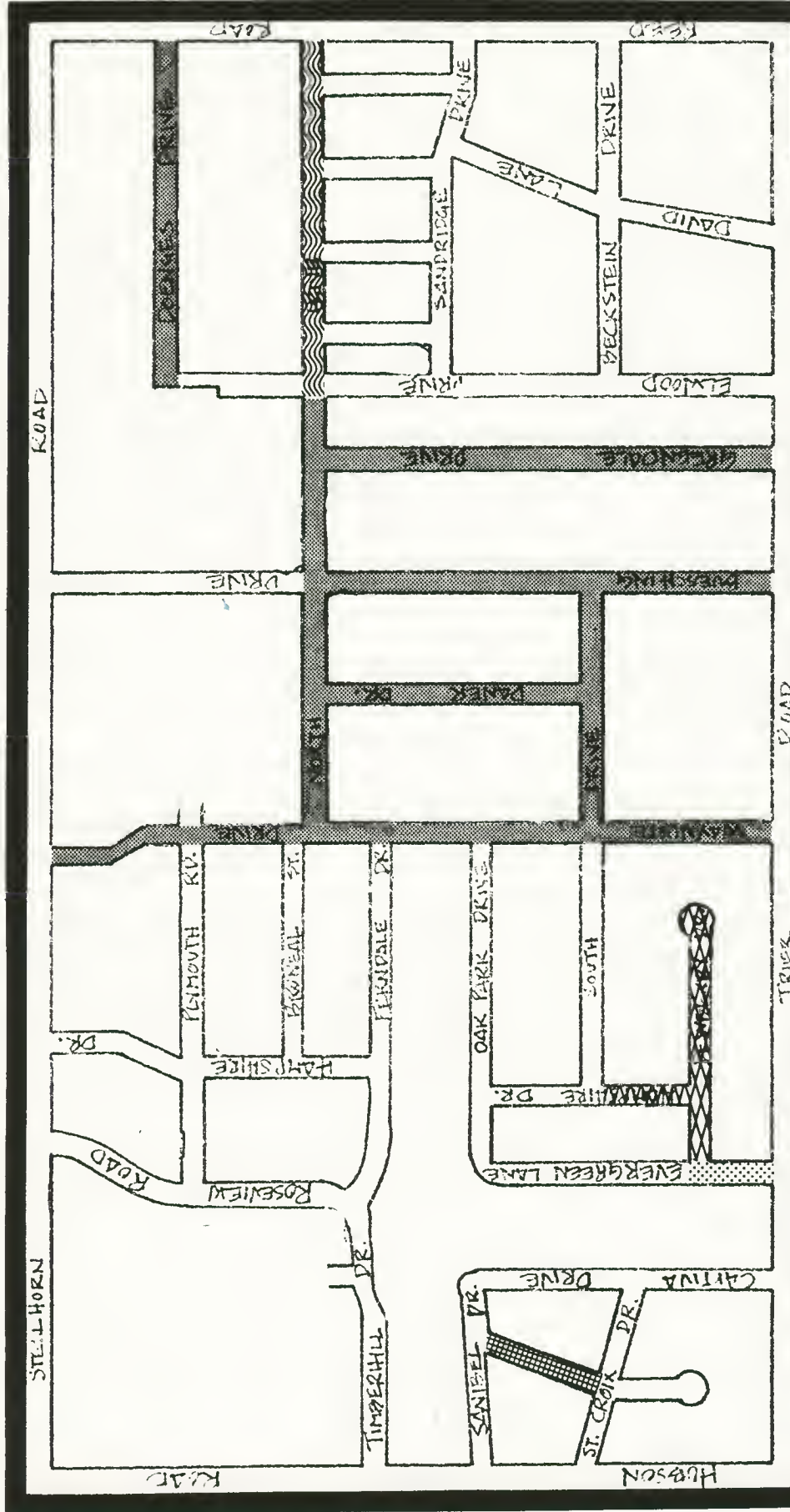
Residents of the annexation area presently have access to City park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Presently, three City parks (Shoaff, Lions, and Johnny Appleseed) are located within 1.5 miles of the annexation area. After annexation, Ranchwood residents will continue to have access to these facilities and, through the property tax, will contribute to their maintenance.

ESTIMATED ANNUAL COST: \$0

#### **H. WATER**

The Fort Wayne water utility is presently serving about 500 customers in the annexation area (See Figure 8). If requested, the utility has the capacity and the capability to provide sufficient volumes of water to the portions of the annexation area not presently receiving water services. The extension of water services to individual developments will be considered once the property owners in the area petition for such service. This procedure is the same as that being used by areas within

Figure 13A



- Upgrade Gravel Road to Chip & Seal Street
- Replace Asphalt with New Asphalt
- Seal Cracks in Cement
- Resurface Streets with Chip & Seal
- Spot Treatment and Repairs of Asphalt

## STREET MAINTENANCE



Table 3A

RANCHWOOD CIVIC ASSOCIATION

List of Street Repair and Resurface Items

May 21, 1984

1st Priority - Within 1 year

Buesching Drive - North Drive to Trier - Level and resurface with chip and seal.

Greendale Drive - Level and resurface with chip and seal.

North Drive - Reed to Elwood Easement - Spot repair of asphalt including lowering drain manhole and raising low spot, 100' west of Reed.

Hampshire (South Drive to Dewberry) and Dewberry - Seal cracks in cement.

2nd Priority - Within 1-2 Years

Doenges Drive - Level and resurface with chip and seal.

North Drive - Elwood Easement to Wyandotte - Level and resurface with chip and seal.

Daner Drive - Level and resurface with chip and seal.

South Drive - Buesching to Wyandotte - Level and resurface with chip and seal.

Evergreen and Dewberry Intersection - Remove and replace.

Wyandotte Drive - Resurface with chip and seal.

3rd Priority - Within 2 Years

Cherrystone Lane - If residents desire, will grade, widen and upgrade gravel road to chip and seal street.

Evergreen Lane - Dewberry to Trier - Replace asphalt with new asphalt.

Normal Priority

All other streets in the Area,

Residents can petition for any desired curbs and sidewalks.

**STREET MAINTENANCE**

the City. The property owners in the area must also finance the cost of the installation on either a cash basis, or with a mechanism similar to Barrett Bonding. The bonding procedure permits property owners to spread their payments for the installation costs over a ten year period. Also, when the area is annexed into the City, the residents who are using the water utility system will no longer have to pay the thirty-five percent out-of-City surcharge.

ESTIMATED ANNUAL COST: \$0

#### **I. FIRE HYDRANTS**

The City of Fort Wayne pays the Fort Wayne Water Utility \$165.75 annually for each fire hydrant located within the City. Since the annexation area contains 57 fire hydrants, the City will pay the utility \$9,447.75 a year after the area is annexed into the City. This money will be taken from the General Fund.

ESTIMATED ANNUAL COST: \$9,447.75

#### **J. SANITARY SEWERS**

The Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewers to the annexation area (see Figure 9). As was mentioned earlier, some residents waived their right to remonstrate against annexation when they accepted sewer facilities. If additional sewer service is desired, the Water Pollution Control Department has the capability to provide this service. However, the residents will first have to petition for such service. Residents will also have to pay for the installation of the sewers. Upon annexation, residents will be able to take advantage of the Barrett Bonding process. Barrett Bonding permits residents to make long-term, low interest payments for their sewers. Finally, upon annexation, customers of the sewer utility will no longer have to pay the thirty-five percent out-of-city surcharge.

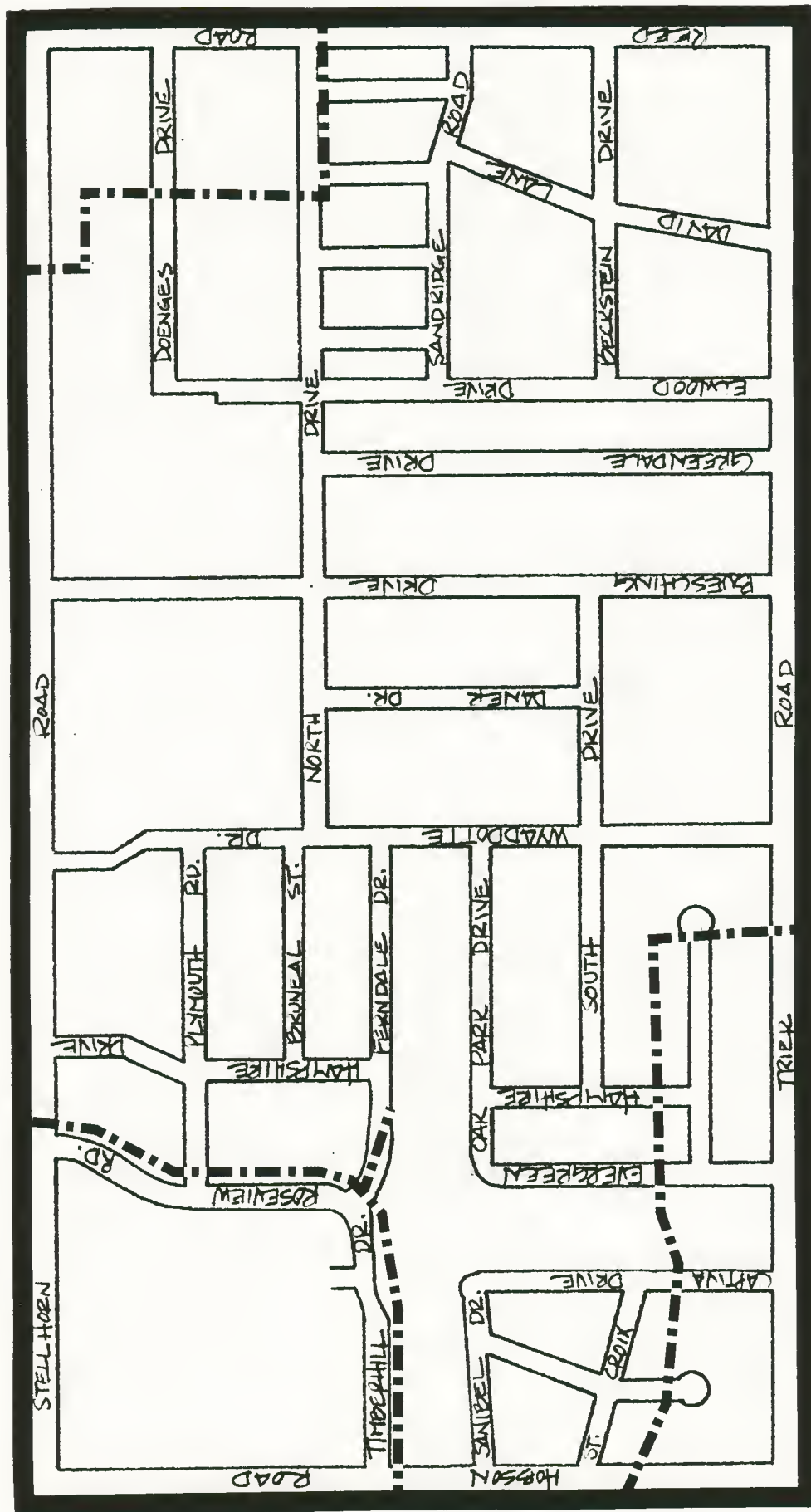
ESTIMATED ANNUAL COST: \$0

#### **K. STORM SEWERS**

After the effective date of the annexation, the City will clean and dredge the existing ditch between Hobson Road and Wyandotte Drive. The City will also set aside \$390,000 from the property taxes received from the annexation territory in the first three years in which taxes are received, placing that sum in a special fund. The special fund shall be used for storm water drainage problems in the annexed area, as determined by the Fort Wayne Board of Works. Investigation and engineering, which shall



FIGURE 14



## STORM SEWERS

be paid for out of the \$390,000, will be limited to twenty percent. Such investigation and engineering will be conducted when appropriate to determine the best course of action toward correcting the drainage problems of the area, and at such time so as to enable construction to begin when deemed appropriate by the City, but no later than a reasonably short time after the total funds are available for the project.

In determining how best to use these funds to assist toward correcting the drainage problems of the annexation area, the Fort Wayne Board of Works will consult the residents of the annexation area.

After consultation, and if added funds would be necessary to correct the drainage problem in the annexation area, the Fort Wayne Board of Works shall also present a supplemental plan that will allow the residents of the annexation area to financially participate, if the residents so choose, in the supplemental drainage project, in a way which will further assist toward alleviating the drainage problems of the area. Should sufficient residents not choose to participate in the supplemental plan, the City will not be required to complete the supplemental plan. The City will only be required to complete the plan for the use of the special fund noted above.

The services mentioned above will be provided only if there is no remonstrance filed by a majority of the land owners or by the owners of more than 75 percent of the assessed valuation of land in the annexation area.

ESTIMATED COST: \$390,000

#### **L. STREET LIGHTING**

Immediately after the annexation date, the Street Lighting Department will provide maintenance and energy for the existing street lighting in the proposed annexation area located within the public right-of-way.

There are presently 52 lights within the Woodview Manor Apartment Complex which are privately owned by the apartments and which will be transferred to City ownership after this area is annexed. In addition, there are 9 Indiana and Michigan rental lights in the residential area which will also be taken over by the City. It is the goal of the City to light every intersection in Fort Wayne. Therefore, the City will place street lights at the remaining 36 intersections in the annexation area which do not have them (see Figure 15). In order to expedite the installation of the street lights, residents should petition them from the Street Lighting Department. Once the petition has been received by the City, it will be placed on a waiting list. When street lights have been constructed for all requests which were received prior to the petition from the annexation area, construction will begin as soon as funds are available. The City will pay for the construction costs, which are shown below:



TABLE 4

	CAPITAL	MAINTENANCE*	ENERGY*
Woodview Manor	\$ 0	\$624	\$655
I & M Rental	\$ 9,600	\$144	\$137
Intersections	\$27,400	\$396	\$297
<b>*Yearly costs</b>			

## STREET LIGHTING COSTS

Any additional lighting must be petitioned for by the residents involved per State Statute. If the residents prefer to have ornamental lights or underground wiring, they would also have to petition for them and would be assessed for the cost of such installation. The money for the installation and operation of street lights will come from the City Utilities budget.

In assessing the annual operating costs, it is assumed that for the first two years, the City will pay for the 9 Indiana and Michigan lights and the 52 lights in Woodview Manor. It is further assumed for cost purposes that the 36 additional street lights will be constructed in the third year and that the operating costs will increase accordingly. This lighting project will be placed on the street lighting project list and will be constructed in its proper turn.

CAPITAL COSTS: \$37,000

ESTIMATED ANNUAL COSTS: \$1,560 (the first year)  
\$2,253 (the third year)

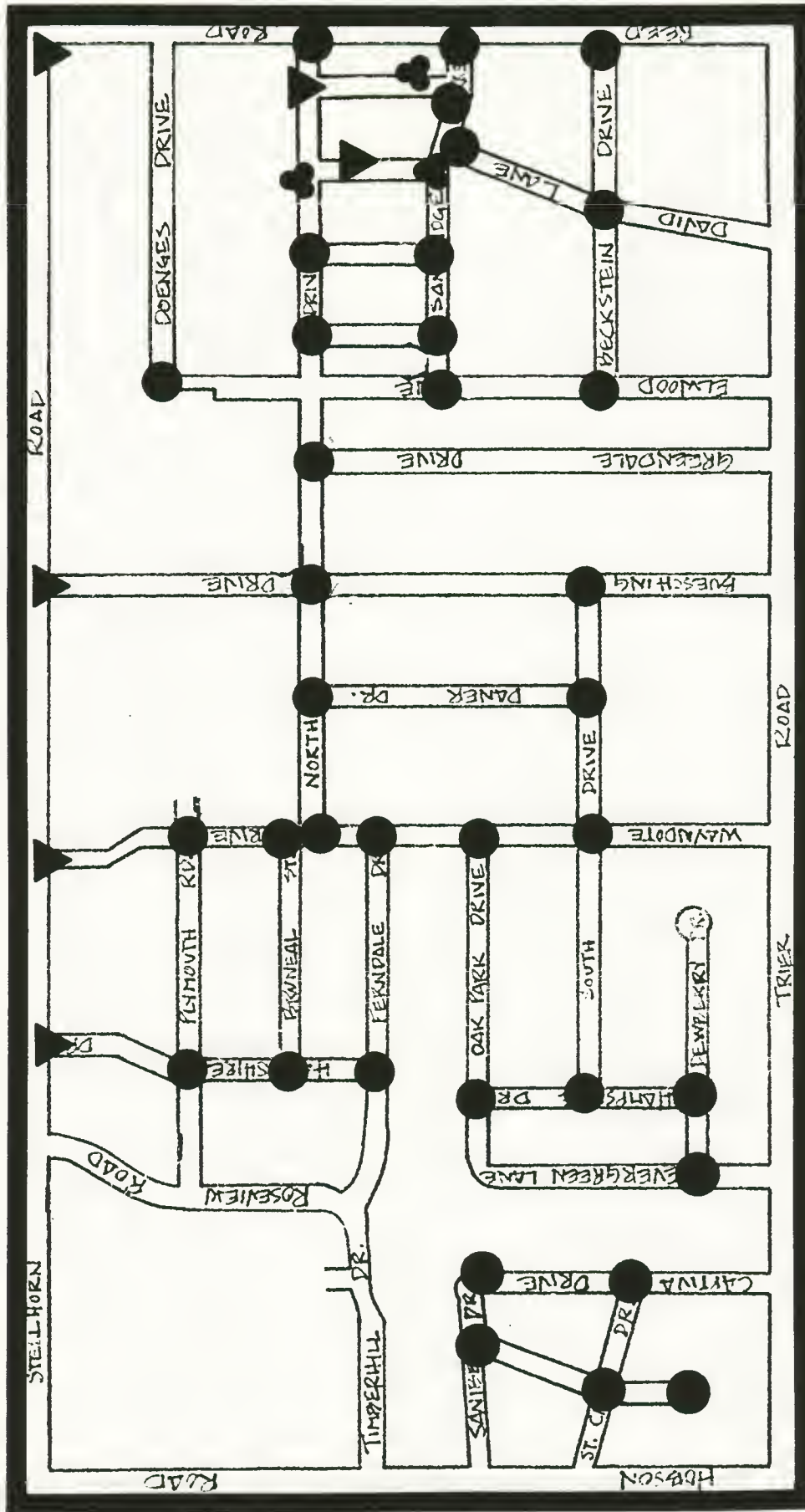
### M. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Ranchwood Annexation Area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size or population of an area. Consequently, this plan does not include cost estimates. However, the budgets of these departments are prepared with the expectation that the City will annex several areas during the budgetary period. Therefore, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State, and the Federal government.

ESTIMATED ANNUAL COST: \$0

FIGURE 15



## NEW STREET LIGHTS



#### N. SIDEWALKS

The City of Fort Wayne will not require residents of the annexation area to pay for the construction of sidewalks in the annexation area without a valid petition by the appropriate property owners in accordance with applicable law.

ESTIMATED ANNUAL COST: \$0

#### O. RANCHWOOD ANNEXATION PACKAGE

The Ranchwood Annexation Package (contained in the appendix) is the agreement reached by representatives of the City of Fort Wayne and representatives from the Ranchwood Neighborhood Association regarding the provision of certain services beyond standard services to the annexation area. Portions of the agreement were contained in this section on service provision. If there appears to be any discrepancy between the excerpted portions of the agreement and the agreement itself, the agreement as it appears in the appendix shall be controlling.

## SECTION FIVE

### FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to report the revenues and expenditures from the proposed Ranchwood annexation. This section will also provide a five year summary of the expenditures compared with the revenues.

#### A. REVENUES

Property taxes are the main source of revenue to be received from the Ranchwood Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the office of the St. Joseph Township Assessor. The formula for computing tax revenue is shown in Table 5:

TABLE 5

$$\frac{V-E}{100} (T) = TR$$

Where:      V = Assessed Valuation  
              E = Home Mortgage Exemption  
              T = Tax Rate  
              TR = Tax Return

### TAX REVENUE FORMULA

The total assessed valuation of the proposed Ranchwood annexation is \$6,200,140. Next, a home mortgage exemption is deducted from this total. There are 472 homes in the annexation area and, assuming that each one is eligible for a home mortgage exemption of \$1,000, the total taxable assessed valuation of the annexation area is \$5,728,140. The \$5,728,140 is then computed with the City's present tax rate less that part the residents are presently paying (the tax rate (see Table 6) is 3.8421). However, property owners in this area are already paying the Public Transportation and the Transportation Bond Taxes. Subtracting these rates from the total rate leaves a tax increase of \$3.732. In addition, the residents are presently paying a tax of .0023 for emergency medical service a tax of .0789 for fire protection. Upon annexation, they will no longer have to pay these taxes. The computation equals \$213,774 in property tax revenues. Finally, a 20 percent individual tax credit is deducted from this figure. Therefore, the total amount of property tax revenue that will be paid by residents of this area will be \$171,019. The 20 percent deduction will be returned to Fort Wayne by the state with revenues raised by the state sales tax. The total revenues received by the City from this annexation will be \$213,774 when the property tax relief revenues from the state are received.



This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets (LARS) funds. This is because these funds are allocated according to street miles. In 1982, the City received \$3,573 per street mile from the MVH fund and \$1,802 from the LARS fund. The annexation area will add 7.33 miles to the City's street system. Therefore, the City will receive an additional \$26,190 from MVH and an additional \$13,209 from LARS because of the Ranchwood annexation.

**TABLE 6**

Corporation General	\$2.5083
Redevelopment General	.0062
Sewer Fund	.0614
Corporation Bond	.4400
Fire Pension	.1507
Police Pension	.1710
Park General	.3780
Sanitary Officers Pension	.0164
Public Transportation	.1051
Transportation Bond	<u>.0050</u>
Total	\$3.8421

## **TAXING DISTRICT RATE**

In addition to property taxes and highway funds the City receives revenues from Federal Revenue Sharing funds, the Community Development Block Grant, the Cigarette Tax and the Alcoholic Beverage Tax. These grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Ranchwood annexation cannot be calculated. Still, these funds will increase with the city population increases.

### **B. EXPENDITURES**

Expenditures that were reported in the section on Municipal Services are summarized in Table 7. Capital costs are separated from operating costs, and they are considered as maximum expenditures. Since the needs of the annexation area must be treated equally with the needs of other areas in Fort Wayne, capital improvement projects such as the installation of streets, curbs, and sidewalks must follow routine city procedures which often require petitioning. Utility costs are not reported here as they are paid for by the property owners, and only after they request the improvements.

### C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Ranchwood Annexation Area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years an 3.9 percent inflation factor for municipal expenditures, and a 5 percent increase factor for City revenues. The 3.9 percent inflation factor is the rate of inflation from December 1981 to December 1982 as calculated by the U.S. Department of Labor. The revenue factor is derived from the percent increase of assessed valuation in Indiana. This increase is applied to the City's allowed levy ceiling.

TABLE 7

DEPARTMENTS	CAPITAL COSTS	OPERATING COSTS
Police	\$ .00	\$ 4,818.00
Fire	\$ .00	\$ .00
EMS	\$ .00	\$ .00
Solid Waste Disposal	\$ .00	\$24,179.52
Traffic Control	\$ .00	\$ .00
Streets	\$ 1,479.85	\$18,325.00
Street Lighting	\$ 37,000.00	\$ 1,560.00
Parks	\$ .00	\$ .00
Water	\$ .00	\$ .00
Fire Hydrants	\$ .00	\$ .00
Sanitary Sewer	\$ .00	\$ .00
Storm Sewer	\$390,000.00	\$ .00
Administrative Functions	\$ .00	\$ .00
TOTAL	\$428,479.85	\$48,882.52

## EXPENDITURES

Table 8 includes both capital and operating costs in the estimated first year expenditures. Capital costs are a one time expenditure to upgrade the proposed annexation area. The figure of \$428,479 will be the capital costs over a five year period. The capital costs for 1984 will be \$11,880. This includes \$27,400 for street lighting and \$1,480 for traffic control. An additional \$27,400 for street lighting is included in the 1986 expenditures. The inclusion of these capital expenditures explains why expenses will decrease from 1984 to 1985 and from 1986 to 1987.

Property tax revenue from the annexation area will not be collected until 1985. Assuming the area is annexed in February of 1984, assessment will not occur until March of 1984, with revenues being collected in 1985. Since revenues are not collected for



one year after the effective date of the annexation, the City will experience a loss of \$150,564 in 1984, however, this loss will be offset by an additional \$39,399 in highway funds.

TABLE 8

	EXPENDITURES	PROPERTY TAX REVENUE	MVH & LARS FUNDS	BALANCE
1984	\$189,963		\$39,399	--\$150,564
1985	\$180,789	\$224,463	\$39,399	+\$ 83,073
1986	\$210,918	\$235,686	\$39,399	+\$ 64,167
1987	\$ 53,518	\$247,470	\$39,399	+\$233,351
1988	\$ 55,605	\$259,844	\$39,399	+\$243,638
	<u>\$690,793</u>	<u>\$967,463</u>	<u>\$196,995</u>	<u>+\$473,665</u>

## REVENUES MINUS EXPENSES

### D. RECOMMENDATION

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Ranchwood annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne sixty days after the second newspaper notification.

### Footnotes

<sup>1</sup>The tax increase referred to (3.732) refers to the tax revenues which will be received by the city of Fort Wayne or one of the special districts operating within the Fort Wayne. This should not be confused with the total tax increase which was mentioned in Section One (3.6508). Table 9 shows why the two increases will not be the same. Although the residents will have a city tax increase of 3.732, they will no longer have to pay for township EMS and township fire protection services. Therefore the total decrease of these services is .0812. Subtracting this total from the city tax increase gives a total tax increase of 3.6508.

It is not anticipated that, due to the annexation of the Ranchwood area, any governmental employees will be eliminated from otyher governmental agencies. Because of this fact, no plan has been prepared for the hiring of such employees.



Table 9

		ST. JOSEPH TRANSIT	FT. WAYNE ST. JOSEPH
STATE	State Fair Board	.0035	.0035
	State Forestry	.0065	.0065
	TOTAL STATE	.01	.01
COUNTY	County General	.7735	.7735
	County Welfare	.3136	.3136
	County Health	.0480	.0480
	Cumulative Bridge	.0730	.0730
	County Bonds	.0470	.0470
	TOTAL COUNTY	1.2551	1.2551
TOWNSHIP	Township General	.0053	.0053
	Fire Protection	.0789	
	Township Recreation	.0014	.0014
	Township M.S.	.0023	
	TOTAL TOWNSHIP	.0879	.0067
SCHOOLS	School General	2.7620	2.7620
	School Debt	.269	.269
	Comulative Building	.4300	.4300
	School Transportation	.1934	.1934
	Museum of Art	.0050	.0050
	TOTAL SCHOOL	3.6594	3.6594
LIBRARY	Library Operating	.2875	.2875
	Library Bond	.0305	.0305
	TOTAL LIBRARY	.3180	.3180
CITY AND SPECIAL TAXING DISTRICT	Corporation General		2.5083
	Redevelopment General		.0062
	Sewer Fund		.0614
	Corporation Bond		.4400
	Fire Pension		.1507
	Police Pension		.1710
	Park General		.3780
	Sanitary Officers Pen.		.0164
	Public Transportation	.1051	.1051
	Transportation Bond	.0050	.0050
	TOTAL CITY & SPECIAL DISTRICT	.1101	3.8421
	TOTAL TAX RATES	5.4405	9.0913

## TOTAL TAX RATE

## **APPENDIX**



## RANCHWOOD ANNEXATION PACKAGE

1. After the effective date of the annexation, the City will clean and dredge the existing ditch between Hobson Road and Wyandotte Drive.

2. The City will set aside \$390,000 from the property taxes received by the City from the annexation territory in the first three years in which taxes are received, placing that sum in a special fund. The special fund shall be used for storm water drainage problems in the annexed area, as determined by the Fort Wayne Board of Works. Investigation and engineering which shall be paid for out of the \$390,000 shall be limited to twenty percent (20%). Such investigation and engineering will be conducted when appropriate to determine the best course of action toward correcting the drainage problems of the area, and at such time so as to enable construction to begin when deemed appropriate by the City, but no later than a reasonably short time after the total funds are available for the project.

In determining how best to use these funds to assist toward correcting the drainage problems of the annexation area, the Fort Wayne Board of Works will consult the residents of the annexation area.

3. After consultation and if added funds would be necessary to correct the drainage problem in the annexation area, the Fort Wayne Board of Works shall also present a supplemental plan that will allow the residents of the annexation area to financially participate, if the residents so choose, in the supplemental drainage project, in a way which will further assist toward alleviating the drainage problems of the area. Should sufficient residents not choose to participate in the supplemental plan, the City will not be required to complete the supplemental plan. The City will only be required to complete the plan for the use of the special fund noted in 2 above.

4. The City of Fort Wayne shall accept the streets of the annexation area for maintenance and provide the street repair services listed in exhibit 1 attached.

5. The City of Fort Wayne will provide and maintain approximately 32 street lights in the annexation area.

6. The City of Fort Wayne will not require residents of the annexation area to pay for the construction of sidewalks in the annexation area without a valid petition by the appropriate property owners in accordance with applicable law.

7. The effective date of the Ranchwood Annexation will be December 31, 1984, instead of the originally scheduled date of December 31, 1983.

8. In addition the City of Fort Wayne will provide the following non-capital City services to the annexation area immediately upon the effective date of the annexation

- a. Police and Fire Protection
- b. Snow Removal
- c. Leaf Pick-up
- d. Emergency Medical Service
- e. Trash Collection Services
- f. Barrett Bonding Capabilities (with City cost-sharing on some capital improvement projects, such as sidewalk construction).

All other services set forth in the Fiscal Plan shall be provided within the time limit imposed by state statute.

9. Upon the effective date of the annexation, Ranchwood residents connected to City water services will no longer be required to pay the 35 percent out-of-City surcharge.

10. Any agreement reached is subject to there being no remonstrances filed by majority of the land owners or by the owners of more than 75% of the assessed valuation of land in the annexation area.



EXHIBIT ONE

RANCHWOOD CIVIC ASSOCIATION

List of Street Repair and Resurface Items

May 21, 1984

1st Priority - Within 1 year

Buesching Drive - North Drive to Trier - Level and resurface with chip and seal.

Greendale Drive - Level and resurface with chip and seal.

North Drive - Reed to Elwood Easement - Spot repair of asphalt including lowering drain manhole and raising low spot, 100' west of Reed.

Hampshire (South Drive to Dewberry) and Dewberry - Seal cracks in cement.

2nd Priority - Within 1-2 Years

Doenges Drive - Level and resurface with chip and seal.

North Drive - Elwood Easement to Wyandotte - Level and resurface with chip and seal.

Daner Drive - Level and resurface with chip and seal.

South Drive - Buesching to Wyandotte - Level and resurface with chip and seal.

Evergreen and Dewberry Intersection - Remove and replace.

Wyandotte Drive - Resurface with chip and seal.

3rd Priority - Within 2 Years

Cherrystone Lane - If residents desire, will grade, widen and upgrade gravel road to chip and seal street.

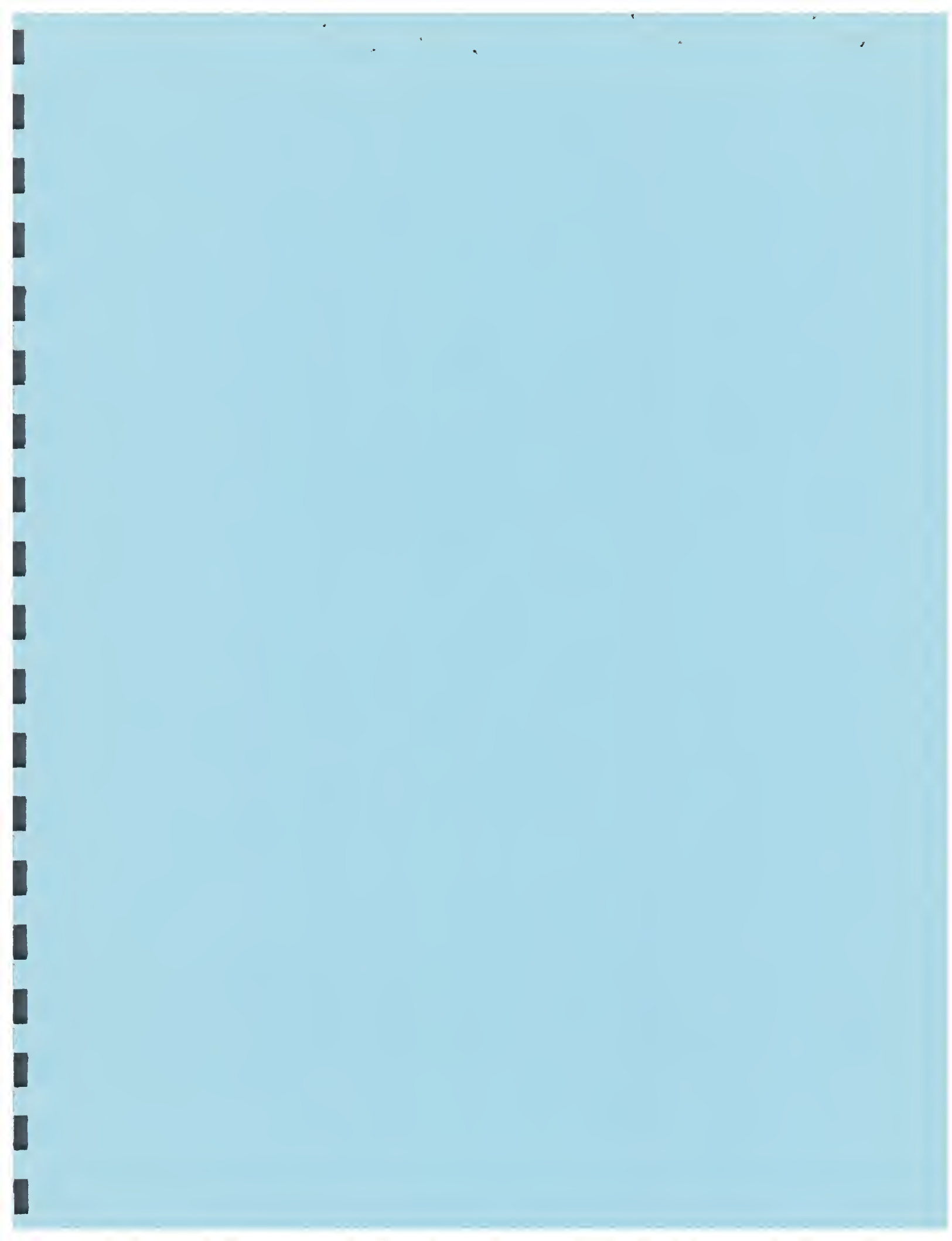
Evergreen Lane - Dewberry to Trier - Replace asphalt with new asphalt.

Normal Priority

All other streets in the Area,

Residents can petition for any desired curbs and sidewalks.

**STREET MAINTENANCE**







# The City of Fort Wayne

September 28, 1984

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the dates of October 2 and October 9, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Annexation Ordinance  
Bill No. X-83-10-07  
Annexation Ordinance No. X-03-84

Please send us 5 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1

LEGAL NOTICE

Notice is hereby given that on the 25th day of  
September, 19 84, the Common Council of the City  
of Fort Wayne, Indiana, in a Regular Session did pass  
the following Bill No. X-83-10-07  
Ordinance No. X-03-84 to-wit:

BILL NO. X-83- 10-07

ANNEXATION ORDINANCE NO. X- 03-84

ANNEXATION ORDINANCE annexing certain territory  
commonly known as the Ranchwood Annexation Area  
to the City of Fort Wayne, Indiana and including  
same in Councilmanic District No. 2.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. That the following described territory be and the  
same is hereby annexed to, and made a part of, the corporation of the  
City of Fort Wayne, Indiana, to-wit:

Parts of Section 29, Section 30 and Section 20, all in  
Township 31 North, Range 13 East, Allen County, Indiana,  
more particularly described as follows:

Commencing at the intersection of the North right-of-way  
line of Trier Road with the West right-of-way line of  
the Hobson Road; thence East along the North right-of-way  
line of the Trier Road to its intersection with the West  
right-of-way line of the Reed Road; thence North along the  
West right-of-way line of the Reed Road to its intersection  
with the North right-of-way line of State Road #37 (Stellhorn  
Road); thence West along the North right-of-way line of  
Stellhorn Road to the North-South Centerline of Section 20,  
Township 31 North, Range 13 East; thence South along said  
North-South centerline and the North-South Centerline of  
Section 29, to the South right-of-way line of Stellhorn Road;  
thence West along the South right-of-way line of Stellhorn Road  
to its intersection with the West right-of-way line of Hobson  
Road; thence South along the West right-of-way line of the  
Hobson Road to its intersection with the North right-of-way  
line of Trier Road, the place of beginning, containing  
approximately 320 acres, more or less

SECTION 2. That the City of Fort Wayne will furnish the above  
described territory within a period of one (1) year from effective date  
of annexation, planned services of a non-capital nature, including police  
protection, fire protection and street and road maintenance, in a manner  
which is equivalent in standard and scope to those non-capital services  
provided to areas within the City of Fort Wayne which have similar topography,  
patterns of land utilization and population density to the said described  
territory. The City of Fort Wayne will also provide services of a capital  
improvement nature, including street construction, street lighting, sewer



15 of the City of Fort Wayne, Indiana of 1974, as amended.

16 SECTION 5. That after its passage, due legal publication, any  
17 and all necessary approval by the Mayor and the required sixty (60) days  
18 remonstrance period, this ordinance shall be in full force and effect.

19

20

21

*Janet H. Bradbury*  
COUNCILMEMBER

Read the third time in full and on motion by Redd, seconded by Henry, and duly adopted, placed on its passage. PASSED by the following vote:

Ayes: Seven

Bradbury, Burns, Eisbart, GiaQuinta, Henry, Redd,  
Talarico

Nays: None

Absent: Two

Schmidt, Stier

Date: 9-25-84

Sandra E. Kennedy  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Annexation Ordinance No. X-03-84 on the 25th day of September, 1984.

ATTEST:

(SEAL)

Sandra E. Kennedy  
City Clerk

Ben A. Eisbart  
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of September, 1984, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy  
City Clerk

Approved and signed by me this 26th day of September, 1984, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
Msyor

I, The Clerk of the City of Fort Wayne, Indiana do hereby certify that the above and foregoing is a full, true and complete copy of  
Annexation Ordinance No. X-03-84,  
passed by the Common Council on the 25th day of  
September, 1984, and that said Ordinance was  
duly signed and approved by the Mayor on the 26th day of  
September, 1984, and now remains on file and  
on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 26th day of September, 1984.

SEAL

*Sandra E. Kennedy*  
SANDRA E. KENNEDY, CITY CLERK



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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Body number of lines 122  
1  
124

LEGAL NOTICE

Notice is hereby given that on the 25th day of September, 1984, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session did pass the following Bill No. X-83-10-07 Ordinance No. X-03-84 to-wit:

BILL NO. X-83-10-07  
ANNEXATION ORDINANCE NO. X-03-84  
ANNEXATION ORDINANCE annexing certain territory commonly known as the Ranchwood Annexation Area to the City of Fort Wayne, Indiana and including same in Councilmanic District No. 2.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the following described territory be and the same is hereby annexed to, and made a part of, the corporation of the City of Fort Wayne, Indiana, to-wit:

Parts of Section 29, Section 30 and Section 20, all in Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the North right-of-way line of Trier Road with the West right-of-way line of the Hobson Road; thence East along the North right-of-way line of the Trier Road to its intersection with the West right-of-way line of the Reed Road; thence North along the West right-of-way line of the Reed Road to its intersection with the North right-of-way line of State Road #37 (Stellhorn Road); thence West along the North right-of-way line of Stellhorn Road to the North-South Centerline of Section 20, Township 31 North, Range 13 East; thence South along said North-South centerline and the North-South Centerline of Section 29, to the South right-of-way line of Stellhorn Road; thence West along the South right-of-way line of Stellhorn Road to its intersection with the West right-of-way line of Hobson Road; thence South along the West right-of-way line of the Hobson Road to its intersection with the North right-of-way line of Trier Road, the place of beginning, containing approximately 320 acres, more or less.

SECTION 2. That the City of Fort Wayne will furnish the above described territory within a period of one (1) year from effective date of annexation, planned services of a non-capital nature, including police protection, fire protection and street and road maintenance, in a manner which is equivalent in standard and scope to those non-capital services provided to areas within the City of Fort Wayne which have similar topography, patterns of land utilization and population density to the said described territory. The City of Fort Wayne will also provide services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities and stormwater drainage facilities to the annexed territory within three (3) years of the effective date of annexation, in the same manner as such services are provided to areas already in the City of Fort Wayne with similar topography, pattern of land utilization and population density, and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION 3. That governmental and proprietary services will be provided to the above described territory in a manner consistent with the written Fiscal Plan for the territory developed by the Department of Community Development and Planning. Said Plan was examined by the Common Council of the City of Fort Wayne and is approved and adopted by the Common Council and upon the passage of this Ordinance.

SECTION 4. That said described territory shall be a part of City Councilmanic Political Ward No. 2 of the City of Fort Wayne, Indiana, as described in Division I, Section 2-9 of Chapter 2 of the Municipal code of the City of Fort Wayne, Indiana of 1974, as amended.

SECTION 5. That after its passage, due legal publication, any and all necessary approval by the Mayor and the required sixty (60) days remonstrance period, this ordinance shall be in full force and effect.

Janet G. Bradbury  
COUNCIL MEMBER

Read the third time in full and on motion by Redd, seconded by Henry, and duly adopted, placed on its passage. PASSED by the following vote:

Ayes: Seven  
Bradbury, Burns, Eisbart, GiaQuinta, Henry, Redd, Talarico  
Nays: None  
Absent: Two  
Schmidt, Stier  
Date: 9-25-84

Sandra E. Kennedy  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Annexation Ordinance No. X-03-84 on the 25th day of September, 1984.

ATTEST:

Sandra E. Kennedy  
City Clerk

(SEAL)

Ben A. Eisbart  
Presiding Officer

Presented to me by the Mayor of the City of Fort Wayne, Indiana, on the 26th day of September, 1984, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy  
City Clerk

Approved and signed by me this 26th day of September, 1984, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
Mayor

I, The Clerk of the City of Fort Wayne, Indiana do hereby certify that the above and foregoing is a full, true and complete copy of Annexation Ordinance No. X-03-84, passed by the Common Council on the 25th day of September, 1984, and that said Ordinance was duly signed and approved by the Mayor on the 26th day of September, 1984, and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 26th day of September, 1984.

Sandra E. Kennedy, City Clerk

1 columns wide equals 124 equivalent lines at .450¢ \$ 55.80  
ices containing rule or tabular work (50 per cent of above amount)  
f publication (50 cents for each proof in excess of two) 3 extra 1.50  
NT OF CLAIM \$ 57.30

1.5 picas Size of type 6 point  
2 Size of quad upon which type is cast 6

h. 89., Acts 1967.

s just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same

Drusilla Roose  
Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the  
Drusilla Roose  
undersigned who, being duly sworn, says  
that he/she is CLERK of the

JOURNAL-GAZETTE  
DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA town

in state and county aforesaid, and that the printed matter attached hereto is a true copy,  
which was duly published in said paper for two times, the dates of publication being  
as follows:

10/2 - 10/9/84

Subscribed and sworn to me before this 9th day of October 19 84

Anne M. Perkins Notary Public

My commission expires November 29, 1985



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Total number of lines in notice 124

COMPUTATION OF CHARGES

124 lines, 1 columns wide equals 124 equivalent lines at .450¢ \$ 55.80  
cents per line  
Additional charge for notices containing rule or tabular work (50 per cent of above amount)  
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra 1.50  
TOTAL AMOUNT OF CLAIM \$ 57.30

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point  
Number of insertions 2 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Oct. 9 19 84 Title CLERK  
Drusilla Roose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for two times, the dates of publication being as follows: 10/2 - 10/9/84

Subscribed and sworn to me before this 9th day of October 19 84  
Anne M. Perkins Notary Public

My commission expires November 29, 1985

LEGAL NOTICE

Notice is hereby given that on the 25th day of September, 1984, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session did pass the following Bill No. X-83-10-07 Ordinance No. X-03-84 to-wit:

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ANNEXATION ORDINANCE NO. X-03-84  
ANNEXATION ORDINANCE annexing certain territory commonly known as the Ranchwood Annexation Area to the City of Fort Wayne, Indiana and including same in Councilmanic District No. 2.

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City Clerk  
Approved and signed by me this 26th day of September, 1984, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
Mayor

I, The Clerk of the City of Fort Wayne, Indiana do hereby certify that the above and foregoing is a full, true and complete copy of Annexation Ordinance No. X-03-84, passed by the Common Council on the 25th day of September, 1984, and that said Ordinance was duly signed and approved by the Mayor on the 26th day of September, 1984, and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 26th day of September, 1984.

Sandre E. Kennedy, City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		.....
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Body	number of lines	122
Tail	number of lines	1
Total number of lines in notice		124

LEGAL NOTICE

Notice is hereby given that on the 25th day of September, 1984, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session did pass the following Bill No. X-83-10-07 Ordinance No. X-03-84 to-wit:

BILL NO. X-83-10-07  
ANNEXATION ORDINANCE NO. X-03-84  
ANNEXATION ORDINANCE annexing certain territory commonly known as the Ranchwood Annexation Area to the City of Fort Wayne, Indiana and including same in Councilmanic District No. 2.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the following described territory be and the same is hereby annexed to, and made a part of, the corporation of the City of Fort Wayne, Indiana, to-wit:

Parts of Section 29, Section 30 and Section 20, all in Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the North right-of-way line of Trier Road with the West right-of-way line of the Hobson Road; thence East along the North right-of-way line of the Trier Road to its intersection with the West right-of-way line of the Reed Road; thence North along the West right-of-way line of the Reed Road to its intersection with the North right-of-way line of State Road #37 (Stellhorn Road); thence West along the North right-of-way line of Stellhorn Road to the North-South Centerline of Section 20, Township 31 North, Range 13 East; thence South along said North-South centerline and the North-South Centerline of Section 29, to the South right-of-way line of Stellhorn Road; thence West along the South right-of-way line of Stellhorn Road to its intersection with the West right-of-way line of Hobson Road; thence South along the West right-of-way line of the Hobson Road to its intersection with the North right-of-way line of Trier Road, the place of beginning, containing approximately 320 acres, more or less.

SECTION 2. That the City of Fort Wayne will furnish the above described territory within a period of one (1) year from effective date of annexation, planned services of a non-capital nature, including police protection, fire protection and street and road maintenance, in a manner which is equivalent in standard and scope to those non-capital services provided to areas within the City of Fort Wayne which have similar topography, patterns of land utilization and population density to the said described territory. The City of Fort Wayne will also provide services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities and stormwater drainage facilities to the annexed territory within three (3) years of the effective date of annexation, in the same manner as such services are provided to areas already in the City of Fort Wayne with similar topography, pattern of land utilization and population density, and in a manner consistent with federal, state and local laws, procedures and planning criteria.

SECTION 3. That governmental and proprietary services will be provided to the above described territory in a manner consistent with the written Fiscal Plan for the territory developed by the Department of Community Development and Planning. Said Plan was examined by the Common Council of the City of Fort Wayne and is approved and adopted by the Common Council by and upon the passage of this Ordinance.

SECTION 4. That said described territory shall be a part of City Councilmanic Political Ward No. 2 of the City of Fort Wayne, Indiana, as described in Division I, Section 2-9 of Chapter 2 of the Municipal code of the City of Fort Wayne, Indiana of 1974, as amended.

SECTION 5. That after its passage, due legal publication, any and all necessary approval by the Mayor and the required sixty (60) days remonstrance period, this ordinance shall be in full force and effect.

Janel G. Bradbury  
COUNCIL MEMBER

Read the third time in full and on motion by Redd, seconded by Henry, and duly adopted, placed on its passage. PASSED by the following vote:

Ayes: Seven  
Bradbury, Burns, Eisbart, GiaQuinta, Henry, Redd, Talanco  
Nays: None  
Absent: Two  
Schmidt, Stier  
Date: 9-25-84

Sandra E. Kennedy  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Annexation Ordinance No. X-03-84 on the 25th day of September, 1984.

ATTEST:  
Sandra E. Kennedy  
City Clerk

(SEAL)

Ben A. Eisbart  
Presiding Officer

Presented to me by the Mayor of the City of Fort Wayne, Indiana, on the 26th day of September, 1984, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy  
City Clerk

Approved and signed by me this 26th day of September, 1984, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
Mayor

I, The Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true and complete copy of Annexation Ordinance No. X-03-84, passed by the Common Council on the 25th day of September, 1984, and that said Ordinance was duly signed and approved by the Mayor on the 26th day of September, 1984, and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 26th day of September, 1984.

Sandra E. Kennedy, City Clerk

1	columns wide equals	124	equivalent lines at	.450¢	\$ 55.80
Additional charges containing rule or tabular work (50 per cent of above amount)					
3	extra	of publication (50 cents for each proof in excess of two)	1.50		
TOTAL AMOUNT OF CLAIM					\$ 57.30

2.5 picas	Size of type	6	point
2	Size of quad upon which type is cast	6	

h. 89., Acts 1967.

just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same

Drusilla Rose  
Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:  
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city town of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for two times the dates of publication being as follows:  
10/2 - 10/9/84

Subscribed and sworn to me before this 9th day of October 19 84  
Anne M. Perkins Notary Public  
My commission expires November 29, 1985



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines  
Head number of lines 1  
Body number of lines 122  
Tail number of lines 1  
Total number of lines in notice 124

COMPUTATION OF CHARGES

124 lines, 1 columns wide equals 124 equivalent lines at .450¢ \$ 55.80  
cents per line  
Additional charge for notices containing rule or tabular work (50 per cent of above amount)  
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra 1.50  
TOTAL AMOUNT OF CLAIM \$ 57.30

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point  
Number of insertions 2 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Oct. 9, 19 84

Drusilla Roose  
Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that be/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for two times, the dates of publication being as follows: 10/2 - 10/9/84

Subscribed and sworn to me before this 9th day of October 19 84  
Anne M. Perkins Notary Public

My commission expires November 29, 1985

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Approved and signed by me this 26th day of September, 1984, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
Mayor

I, The Clerk of the City of Fort Wayne, Indiana do hereby certify that the above and foregoing is a full, true and complete copy of Annexation Ordinance No. X-03-84, passed by the Common Council on the 25th day of September, 1984, and that said Ordinance was duly signed and approved by the Mayor on the 26th day of September, 1984, and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 26th day of September, 1984.

Sandra E. Kennedy, City Clerk